

# **Downing Square Broadway Initiative CPA Application**

Submitted to the Community Preservation Committee

December 8, 2017

SUBMITTED BY

**Housing Corporation of Arlington**

Pamela Hallett

252 Massachusetts Ave

Arlington, MA 02474

781 859-5211

[phallett@housingcorporarlington.org](mailto:phallett@housingcorporarlington.org)



## Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476

tel: 781.316.3451

fax: 781.316.3614

info@housingcorporation.org

www.housingcorporation.org

Community Preservation Committee  
c/o Adam Chapdelaine, Town Manager  
730 Mass Ave  
Town of Arlington  
Arlington, MA. 02476  
December 7, 2017

Re: Downing Square Broadway Initiative CPA Application

Dear Committee Members:

Attached please find Housing Corporation of Arlington's application for funding under the Community Preservation Fund for the Downing Square Broadway Initiative located on two parcels in Arlington. One at 19R Park Ave and the other at 117 Broadway, both in Arlington MA. The request is for \$ 500,000.

The project qualifies under the "Community Housing" as it is the construction of 48 units of affordable housing in three buildings. The project has funding committed of \$3,365,000 with applications pending for the final \$15,835,200 with the State Department of Housing and Community Development, Eastern Bank or Leader bank and this CPA application.

Please be advised I am only providing one copy of the Phase I Environmental report as it is over 500 pages long and I am trying to save some trees. You can find any environmental information collected to date on the project at HCA's drop box at this link:

<https://www.dropbox.com/sh/01tkck50n0524rb/AABEk1HWRfewtb7e0X6jgCfa?dl=0>

If there are questions or concerns please feel free to contact me at 781 859-5211 or email me at [phallett@housingcorporation.org](mailto:phallett@housingcorporation.org).

Thank you for your willingness to serve on this committee. I trust you will find the application complete and in order.

Sincerely:

Pamela Hallett  
Executive Director

*Housing. Community. Affordability.*

APPLICATION TO CPA COMMITTEE

**Downing Square Broadway Initiative**

Submitted by Housing Corporation of Arlington

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# Community Preservation Committee Town of Arlington

## CPA Funding – FY2019 Final Application

One (1) electronic copy and three (3) hard copies of the completed Application must be submitted to the CPAC no later than noon on **Friday, December 8, 2017 in order to be considered for the 2018 Annual Town Meeting**, with the electronic copy sent to [AFidalgo@town.arlington.ma.us](mailto:AFidalgo@town.arlington.ma.us) and the hard copies to:

Community Preservation Committee c/o Amy Fidalgo  
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

**Project Title** Downing Square Broadway Initiative

**Applicant/Contact Person** Pamela Hallett

**Organization** Housing Corporation of Arlington

**Mailing Address** 252 Massachusetts Ave Arlington, MA 02474

**Telephone** 781 859-5211 **E-mail** phallett@housingcorporarlington.org

**Signature**  **Date** 11-25-2017

CPA Category (select one):

☒ Community Housing      ☐ Historic Preservation      ☐ Open Space      ☐ Recreation

**Amount Requested** \$500,000

**Total Project Cost** \$19,200,200



**PROJECT DESCRIPTION:** Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is the project needed? Does it address needs identified in existing Town plans?
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.
5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
6. **Credentials:** How will the experience of the applicant contribute to the success of this project?
7. **Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
10. **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

1. **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.
2. **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPAC. Provide a copy of the actual or proposed restrictions that will apply to this project.
3. **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

4. **Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.
5. **Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.
6. **Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.
7. **Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.
8. **Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.
9. **Further Attachments:** Assessor's map showing location of the project.

REMINDER: Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington's Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.

## **Downing Square Broadway Initiative Project description**

The project encompasses two sites in Arlington 2 miles apart. Downing Square is located at 19R Park Ave at the intersection of Lowell Street and Park Ave stretching back along the Minuteman Bike Path in Arlington Heights, a site measuring .8 of an acre. 117 Broadway is in East Arlington at the intersection of Everett and Broadway. There will be 48 units in total composed of 17 one bedroom units, 24 two bedroom units and 7 three bedroom units. At least 5 of the units will be accessible. This is a transit oriented development as both locations have easy access to public transit. The project is designed to be energy efficient, the intent is to achieve as close as possible to a net 0 building using energy efficient heating, water and electric and solar panels. Both sites have excellent sun exposure for solar panels and will utilize passive energy designs as well. All appliances will be energy saver rated. All units will be rented to households making 60% or less of area median income with the affordable housing restriction in perpetuity. 14 units are set aside for households with income at or below 30% of AMI. 10% of units will be set aside for homeless households, 2 additional will have a veteran preference. HCA will work with the Somerville Homeless Coalition to house homeless and as a member of the local COC.

The need for affordable housing in Arlington has increased significantly as housing prices and rents have skyrocketed in recent years. Zillow reported that rents increased 14% in Arlington in 2012 and again in 2015. HCA now has 668 households on our wait list, 275 are current Arlington residents. These proposed 48 units will help meet some of the need but are nowhere near enough to meet the escalating demand. This project will add 48 units and 1 acre to Arlington's State Housing Inventory of Affordable Housing. Two of the buildings will be universally visitable and will have a number of fully accessible units, also a significant unmet need in Arlington.

Architects are Davis Square Architects.

Project Attorneys are Kurt James of KJP Partners LLP

Development Consultant is Gabby Geller of the Women's Institute.

Environmental and Geotechnical consultant is GEI- Ileen Gladstone and Ryan Hoffman.

Property Management is Maloney Properties.

It is anticipated Pink and Associates will serve as "clerk of the works"

The following descriptions are by individual site.

### **Downing Square at 19R Park Ave, Arlington**

HCA purchased the approximate one acre parcel containing lots B and C at 19 R Park Ave in Arlington in August 2016 for \$1.4M. The site is located behind the CITGO station at the intersection of Park Ave and Lowell Street in Arlington and stretches back from Lowell Street to the Minuteman Bike Path then runs horizontally along the bike path for several hundred feet. The intention is to construct two buildings named Downing Square, one facing the bike path running east to west and one at the corner of Lowell and Park Ave. HCA's proposed Downing Square project will contain 34 units of multifamily rental units affordable to households earning 60% or less of the area median income. This income restriction will be in perpetuity. The larger building on lot B will be a four story elevator structure with 28 units. The smaller building will be a 6 unit, three story walk up. The total unit mix will be 15 one bedrooms 14 two bedroom and 5 three bedroom units.

The site will be accessed by a driveway from Lowell Street approximately 100 feet from the intersection of Lowell and Park Ave. Parking will be a total of 23 spaces with three being handicapped accessible. The large building will have one elevator with common laundry room. The smaller building will be a three story walk up and its placement will serve as the gateway to the Mt Gilboa Historic District. The buildings are designed to be as close to net 0 efficiency as possible. Heating, hot water and cooling will be high efficiency systems. Solar panels are anticipated for the roof. Passive solar is being designed for the living spaces and the corridors. All appliances will be energy star rated.

As a transit oriented project, Downing Square tenants can access buses to Burlington and Lexington immediately outside the site at Lowell St. In addition, four bus lines running to Cambridge, Alewife Station and Harvard Square run along Mass Ave, a block away. A Transportation Demand Management Plan has been created with incentives to encourage tenants to relinquish car ownership. Because of its location right on the Minuteman Bikeway, bicycling will be encouraged with covered or enclosed secure bike storage. The site will have access to the bikeway via an accessible ramp open for the use of the tenants and the community.

This brownfield site is contaminated with pcps, lead, arsenic and vocs. Significant environmental testing has been completed; Phase I and II reports have been completed, sampling test wells are in place. The project team has defined the scope of the remediation which includes removal of some pcp contaminated soil and encapsulation of a large area of the site. The cost of the remediation is anticipated to be approximately \$500,000 to \$750,000. AN EPA grant is being applied for but the decision will not be forthcoming until Spring/Summer of 2017 so it is not listed as a source of funding.

The special permit was granted in December 2016 by the Arlington Redevelopment Board .

**—117 Broadway – Arlington Food Pantry & Food Link**

117 Broadway, Arlington was purchased by Housing Corporation of Arlington in September 2014 and currently houses the Arlington Food Pantry's second location and as the distribution center for Food Link, a food recovery organization. The intent is to demolish the current structure and construct a four story mixed use elevator building with commercial/retail on the first floor and 14 affordable rental units on three floors above. The fourth floor will set back 6 feet. The retail space is 4089 sq feet and faces Broadway and Everett. The retail spaces will enter from Broadway with recessed openings with overhangs. 14 units of affordable housing will be on the three upper floors. The unit mix is 2 one bedrooms units, 10 two bedroom units and 2 three bedroom units. The fourth floor units will utilize the set back as outdoor space. There will be 17 parking spaces accessed from Everett Street. The site overlooks the open green Lussiano Field in the rear and the Thompson School beyond. The phase I report site is complete and environmentally clean.

As a transit oriented site, it is served by three bus lines along running along Broadway. One line goes to Medford, one to Lechmere Station in Cambridge and one to Alewife Station. In addition, Massachusetts Ave is two blocks away with three additional bus lines: the 77 to Harvard Square, the 79 to Alewife and the 350 to Alewife through the Mall. A Transportation Demand Management Plan has been created with incentives to encourage tenants to relinquish car ownership.

The Arlington Food Pantry will be relocated temporarily during construction and moved back into the retail space. We have received several inquiries on the additional retail space for such uses as a café/ coffee house, bank or after school program.

The special permit was granted in November 2016 by the Arlington Redevelopment Board.

**1. Goals:**

The intended goals of the acquisition and development of the 19R Park Ave and 117 Broadway into the Downing Square Broadway Initiative are:

1. To add forty -eight additional affordable housing units to the deed restricted affordable housing inventory in the Town of Arlington to further assist in reaching the 10% affordable units and to add 48,460 sq ft to the affordable set aside. The unit mix will be 17 one-bedroom units, 24 two-bedroom units and 7 three-bedroom units.
2. To do environmental remediation of the brownfield at 19R Park Ave adjacent to the Mt Gilboa-Crescent Hill Historic District
3. To adhere to, support, and further the goals for affordable housing of the Town's Master Plan adopted at Town Meeting in 2015.
4. To increase the number of residential wheel chair accessible rental units in Town.
5. To add additional units to house homeless.
6. To add an additional 15 units serving households with income at or below 30% Area Median Income.
7. Two of the buildings will have elevators to allow accessibility to 42 of the 48 units.

**2. Community Need:** This project meets a number of elements in the Master Plan:

1. Adds to the affordable housing stock.
2. "Create a transit oriented residential development. "
3. "Allow for aging in place" - more accessible housing for disabled and elderly.
4. Addresses need for additional affordable housing as outlined on Arlington's Housing Plan and the Town's Master Plan adopted in 2015.
5. To provide community access to the Minuteman Bikeway
6. HCA has a wait list of 665 households

**3. Community Support is wide spread :**

1. The Arlington Redevelopment Board approved the special permit December 5, 2016. The special permit is attached to this application.
2. Council on Aging has written a letter supporting the project and committing to providing elderly services to the residents. See attached.
3. HCA's waitlist has over 665 households on it. Over 255 are from Arlington residents.

**4. Project Documentation;**

See attached project plans

**5. See attached Time Line.**

**6. Credentials:**

1. See attached resume for Pam Hallett.
2. See HCA's portfolio of properties.
3. See resumes for Davis Square Architects -project architects.
4. See map of HCA properties.
5. See attached resume for GEI our environmental engineers
6. See Attached resumes for Maloney Properties, our property management firm

**7. See attached Development Budget.**

**8. Other Funding Sources:**

**Committed Sources: \$3,350,000**

- i. HOME funds - \$2,500,000
- ii. Town CDBG - \$750,000
- iii. CPA -\$ 100,000

**Applied for :**

Low Income Housing Tax credits of over \$1M to allow for equity raise of \$10,044,000 and soft debt of \$2,291,200.

1st Lender with Eastern Bank or Leader Bank - \$3,000,000.

CPA for additional \$500,000

9. **Maintenance:** Ongoing maintenance will be paid by the rents charged to the tenants and will be carried out by HCA and the management company hired by HCA, Maloney Properties.
10. **Impact on Town Budget:** There will be no impact on the Town budget. HCA carries all expenses.



## **Additional Information for the CPA Committee**

1. Control of Site\_ Please see attached Deed

2. Deed restrictions :

A preservation restriction means a right, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land or in any order of taking, appropriate to preservation of a structure or site historically significant for its architecture, archeology or associations, to forbid or limit any or all (a) alterations in exterior or interior features of the structure, (b) changes in appearance or condition of the site, (c) uses not historically appropriate, (d) field investigation, as defined in section twenty-six A of chapter nine, without a permit as provided by section twenty-seven C of said chapter, or (e) other acts or uses detrimental to appropriate preservation of the structure or site.

An affordable housing restriction means a right, either in perpetuity or for a specified number of years, whether or not stated in the form of a restriction, easement, covenant or condition in any deed, mortgage, will, agreement, or other instrument executed by or on behalf of the owner of the land appropriate to (a) limiting the use of all or part of the land to occupancy by persons, or families of low or moderate income in either rental housing or other housing or (b) restricting the resale price of all or part of the property in order to assure its affordability by future low and moderate income purchasers or (c) in any way limiting or restricting the use or enjoyment of all or any portion of the land for the purpose of encouraging or assuring creation or retention of rental and other housing for occupancy by low and moderate income persons and families. Without in any way limiting the scope of the foregoing definition, any restriction, easement, covenant or condition placed in any deed, mortgage, will, agreement or other instrument pursuant to the requirements of the Rental Housing Development Action Loan program or the Housing Innovations Fund program established pursuant to section three of chapter two hundred and twenty-six of the acts of nineteen hundred and eighty-seven or pursuant to the requirements of any program established by the Massachusetts housing partnership fund board established pursuant to chapter four hundred and five of the acts of nineteen hundred and eighty-five, including without limitation the Homeownership Opportunity Program, or pursuant to the requirements of sections twenty-five to twenty-seven, inclusive, of chapter twenty-three B, or pursuant to the requirements of any regulations or guidelines promulgated pursuant to any of the foregoing, shall be deemed to be an affordable housing restriction within the meaning of this paragraph.

**3. Acquisitions : N/A**

**4. Feasibility:**

Both properties are owned by HCA. Committed funding is already at \$4,000,000. Please see attached commitment letters. HCA sees no impediments to completion of the project although it may take some time, potentially years. An application to the State Department of Housing and Community Development (DHCD) will be made for 9% low income tax credits and soft loans. HCA will sell the credits to raise equity for the project. We can negotiate either a direct investment by a bank or other corporation or with a syndicator who will have their own pool of investors. We expect .95 cent payment on a dollar of tax credit. This will provide \$10,044,000 in equity to the project. These funds will not be repaid to the investors. They receive their return on investment through the tax credits over 10 years and from other losses and depreciation. HCA will enter into a LLC or a general partnership to take advantage of these credits. Most projects like this provide a 12 to 17% return.

DHCD will provide the remaining funding through soft money loans which means there will be no annual debt payment, instead the entire debt will become due and payable in 30 to 40 years if not forgiven prior to that time. The soft debt may be renegotiated at that time and replaced with new funding which will intend to be used in capitol improvements needed at that time.

A pre- application to DHCD was submitted November 30<sup>th</sup> 2017 for 9% Low Income Housing Tax Credits (LIHTC) and soft money. We are hoping DHCD will invite HCA into the funding round for Winter of 2018. If we are successful, we will have a commitment by August 2018 and look to close on the project funding in late 2018. Construction will start early 2019.

- 5. Hazardous Materials:** The 19R Park Ave site is a brownfield. Remediation of \$500,000 is anticipated and will be done at the earliest stage of construction. The site is contaminated with PCBs of unknown origin, VOCs and lead. We have GEI as our environmental engineers on contract. A proposed clean-up plan will be submitted to the EPA in January 2018 with an approval expected within 3-4 months. Once approved the plan will be submitted to HUD and the MA DEP. The HUD Environmental Review approval will be expected at that time. The proposed cleanup plan will be to remove heavily soiled PCBs with characterizations over .10 per parts. VOC's will be dealt with on a mechanical basis. The entire site will be capped and a management plan will be in effect to

monitor water runoff into storm drains and retain the cap over time. Any plantings will be in new soil above the cap. I can submit the full plan in January once completed and submitted.

**6. Permitting:**

The special permits for both sites were approved in November and December 2016 by the Arlington Redevelopment Board. Both are attached to this application. The Conservation Commission approved the permit in November 2017. I have attached a draft of the Conservation Commission permit which is expected to be approved on December 7<sup>th</sup> 2017 and issued before the end of December 2017.

**7. Environmental Concerns:**

- A. Notice of Intent for work at 19R Park Avenue, Arlington, MA, was submitted signed by James J. DeVellis, P.E. of DeVellis Zrein, Inc. on the Applicant: Arlington Housing Corporation of Arlington, dated September 13, 2017, including Drainage Report and Stormwater Management Plan of September 13, 2017 by DeVellis Zrein, Inc.
- B. The following Resource Areas are present on the site or within 100 feet of the lot lines: stream, Bank to stream, Adjacent Upland Resource Area ("AURA") (Bylaw) and Buffer Zone (Act) to Bank, and Bordering Land Subject to Flooding (the 100-year (1 % chance) floodplain). The Commission finds accurate the delineation of Resource Areas shown on the approved Project Plan.

**8. Professional Standards:**

HCA staff has more than 30 years of experience in developing, redeveloping and restoring properties to professional standards. HCA's history in Arlington has always been to restore properties to professional standards and has created a team of professionals to complete the project. The architect Davis Square Architects has more than 30 years of architectural experience. All general contractors being considered will have more than 10 years of experience in the rehabilitation of residential properties.

**9. Further Attachments : See assessor's map showing location of the project**



COUNCIL ON AGING  
TOWN OF ARLINGTON  
27 MAPLE STREET  
ARLINGTON, MASSACHUSETTS 02476-4909  
(781) 316-3400 fax (781) 316-3409



December 9, 2016

Ms Pamela Hallett  
Executive Director  
Housing Corporation of Arlington  
252 Massachusetts Ave  
Arlington, MA 02474

Dear Pam:

As the Executive Director of Arlington's Council on Aging, I am fully in support of HCA's new Downing Square Project. I am hopeful you are able to secure this under- utilized property as it has been vacant far too long. Finding accessible affordable housing is an enormous challenge for our senior population and the Downing Square Project may ease the desperate need that exists.

Your 34 units will assist us in helping these seniors to live in safe, secure, appropriate housing. HCA's extensive waiting list exemplifies the dramatic need for affordable housing in Arlington. I look forward to supporting your efforts to bring this exciting development to fruition.

Sincerely,

Susan R. Carp, MS  
Executive Director



Town of Arlington  
Office of the Town Manager

Adam W. Chapdelaine  
Town Manager

730 Massachusetts Avenue  
Arlington MA 02476-4908  
Phone (781) 316-3010  
Fax (781) 316-3019  
E-mail: [achapdelaine@town.arlington.ma.us](mailto:achapdelaine@town.arlington.ma.us)  
Website: [www.arlingtonma.gov](http://www.arlingtonma.gov)

March 12, 2014

Ms Pamela Hallett  
Executive Director  
Housing Corporation of Arlington  
20 Academy Street  
Arlington, MA 02476

Re: Downing Square Affordable Housing

Dear Pam:

As Town Manager I am excited and pleased to support HCA's Downing Square Project. This 27 unit project will assist Arlington in moving closer to its adopted goal of at least 10% of its units affordable to low and moderate income households. Town management understands the great and growing need for affordable housing in Arlington, especially as housing prices and rents have increased more than 14% in the past two years.

I understand you are working closely with our staff at the Department of Planning and Community Development to bring this project to fruition. I appreciate you mentioning it to the Selectman with your request for CDBG funding. We look forward to supporting your efforts to bring this exciting development to fruition.

Sincerely,

Adam W. Chapdelaine  
Town Manager

Exhibit 3  
Market Information

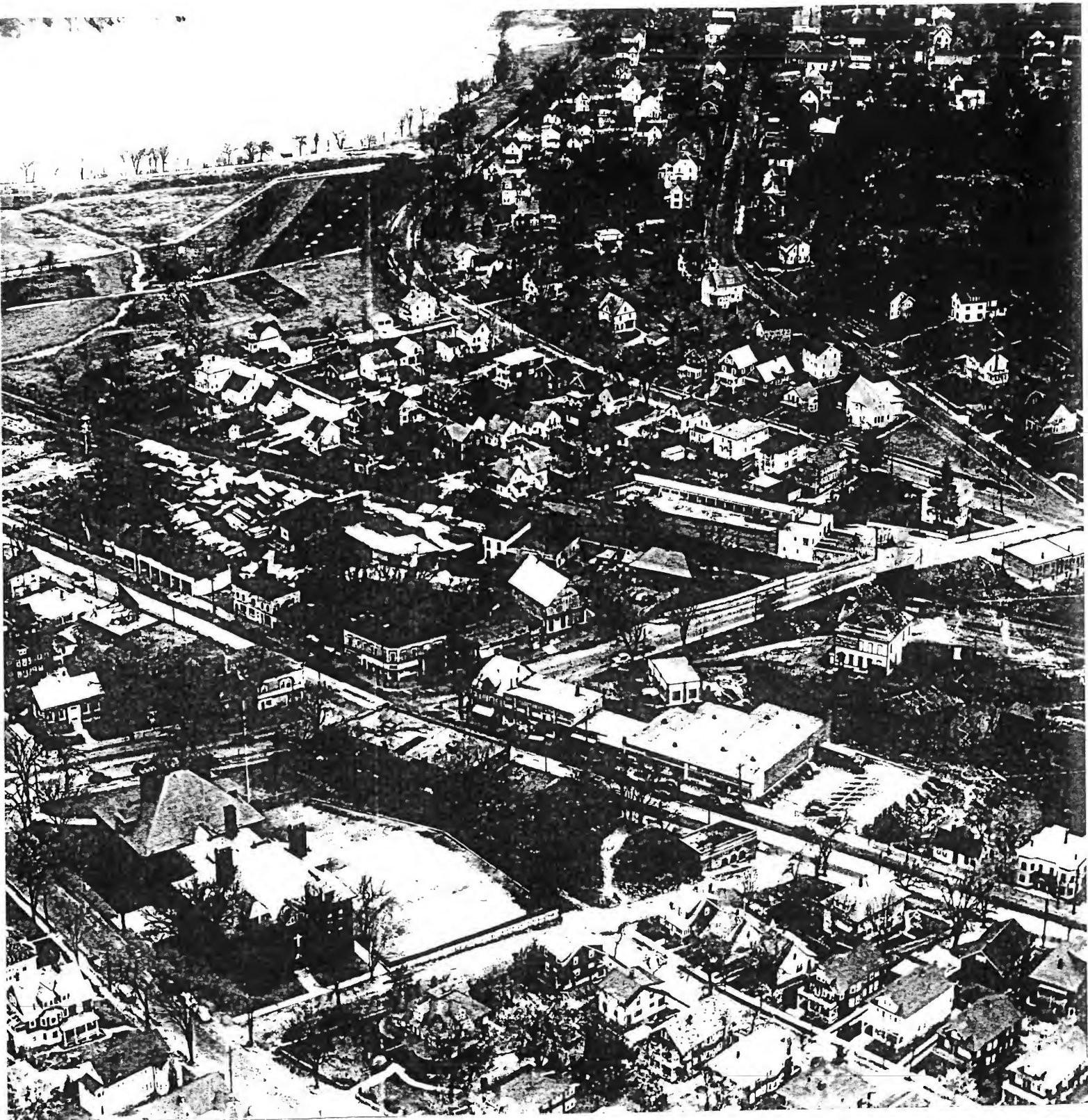
Fair Marketing and  
AFMHP

Supportive Servs

Required Tax

Funding

Development



### Downing Square Broadway Initiative Timeline

Acquisition	Aug-16
special permits approved	Dec-16
Conservation Commission Permit Approved	Dec-17
PreApplication to DHCD	11/30/2017
Invitation to Submit Full OneStop Application to DHCD	1/15/2018
Commitment from 1st lender	May-17
Commitment from Investors or Syndicator	Feb-18
HUD Approval of Environmental review	Jun-18
100% Construction Drawings	Sep-18
Award of DHCD funding	8/15/2018
Contractor chosen	Dec-18
Building Permit received	Dec-18
Closing on all Construction Funding	12/31/2018
Construction Start	1/20/2019
50% Construction Completion	Sep-19
Construction Completion	Jun-20
Rent up	Jul-20
Sustaining Occupancy	Jan-21





## Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476

tel: 781 316.3451

fax: 781 316 3611

[info@housingcorporation.org](mailto:info@housingcorporation.org)

[www.housingcorporation.org](http://www.housingcorporation.org)

### Housing Corporation of Arlington (HCA) /Academy Development Partners (ADP)

HCA's mission provides and advocates for decent, affordable housing for low- and moderate-income families and individuals in Arlington and surrounding communities, while promoting social and economic diversity. HCA envisions an array of decent, attractive, environmentally sound housing that is affordable in perpetuity and blends well with existing neighborhoods. Academy Development Partners (ADP) is a subsidiary that enables HCA to expand development projects regionally.

In 1986, a small group of Arlington town leaders and residents realized median prices of single-family homes were out of reach for many renters and young adults who grew up in the community. The lack of open land for development added to the need for creative solutions. Out of crisis, community commitment and opportunity, Housing Corporation of Arlington (HCA) was launched to address the community's growing shortage of affordable housing.

Today, this 30 year old, 501 (c) (3) non-profit community development organization runs two programs: The Homelessness Prevention Program (HPP) and the Affordable Housing Program. Through HPP, HCA has helped over 500 households in danger of homelessness with over \$900,000 in financial assistance. A recent program analysis shows 95% of respondents are still housed and 65% continue to live in the unit HCA helped them to move into or to maintain residency in. The program has had remarkable success.

HCA now owns and manages 93 units of affordable rental housing in 27 buildings in Arlington MA. The 20 Westminister redevelopment is in construction and HCA anticipates completion of the 9 new affordable housing units by summer 2018. HCA has a pipeline of development projects to create another 48 units of affordable housing and 3000 sq ft of retail space within the next two years.

HCA holds an Annual Meeting for our 3200 members to celebrate the organization's achievements, to honor local community leaders and to discuss current issues around affordable housing. Each spring, HCA raises awareness of the crisis in affordable housing with hundreds of participants at our Annual Walk for Affordable Housing which will be celebrating its seventeenth year in 2018 which is one of our major fundraisers. HCA has also raised over \$300,000 in the past three years through the Community Investment Tax Credits.

*Housing. Community. Affordability.*

# **Pamela Hallett**

**1 Gilboa Road**

**Arlington, MA 02474**

**773 406-5963**

[phallett@housingcorporation.org](mailto:phallett@housingcorporation.org)

## **Housing Corporation of Arlington, Executive Director,**

**June 2012 –Present**

Direct the work of this affordable housing development corporation, manage two and a half staff and oversee a property management company, report directly to 13 member Board of Directors. Currently have 93 rehabbed units under management, 9 units in construction and 48 units in development.

As of Dec.31,2016 the organization had over \$26.M in assets with an annual operating budget of \$2.1 M.

## **The Community Builders (TCB), Program Manager, Neighborhood Stabilization Program 2.**

**April 2010- April 2012**

Developed and managed a \$78 Million loan program funded by HUD to revitalize and stabilize neighborhoods in nine states and the District of Columbia. Set up program, worked in collaboration with other departments to establish protocols and policies, structure documents, procedures and systems, hired and trained NSP staff and established training for development staff to access program. Expended all funds and brought more than \$7.8M in cash flow into the organization in two years.

## **Pam Hallett & Associates, Owner.**

**1989 – March 2010,**

A woman owned development/consulting firm which specialized in affordable housing established in 1989, developed more than 2200 units of affordable housing securing more than \$100 million in construction and permanent financing. The firm provided expertise in tax credits, financing, planning, construction monitoring, energy conservation and negotiations. Deals range in size from \$500,000 to \$18million, the majority completed in conjunction with 501C3 non-profit organizations. The variety of projects range from a six flat cooperative to a 276 unit SRO project and include transitional housing for domestic violence victims, an AIDS/HIV congregate living facility, elderly housing, new construction for sale housing, and large and small scale multi family rental rehabilitation. The firm operated in diverse capacities including consultant, project manager, joint venture partner and developer.

## **Teaching Experience in real estate development classes, 1989 – 2009.**

Past clients include Great Cities Institute at the University Of Illinois at Circle for the Statewide Housing Action Coalition (SHAC), Local Initiatives Support Corporation (LISC) in Chicago, Neighborhood Progress Inc. (NPI) in Cleveland, The Chicago Rehab Network, the American Banking Association, adjunct professor for the Urban Developers Program at the Spertus Institute of Jewish Studies in Chicago. Served as a member of the faculty of a year long cooperative effort between the Spertus Institute, DePaul University and the University of Illinois in training and challenging mid and upper level management at the U.S. Department of Housing and Urban Development (HUD) to understand development at the community level and to help refine HUD products to meet the needs of communities. Established training for TCB development staff to understand and access the NSP2 program. Established online power point modules for ongoing development staff support, Created a panel discussion on housing development for a one day training seminar for HUD CPD staff.

## **Direct Construction Experience 1989 – 2010.**

Lead worksites for West Side Habitat for Humanity for two years on Saturdays doing a gut rehab of a 12 unit building, the construction of a three story two unit building and a single family house. Personally managed permitting, materials, volunteers and subcontractors; managed the rehab of two single-family houses, a 2 flat and the deconversion of a cut up grey stone into a three-unit property; acted as owner's representative at payout meetings for most clients of Pam Hallett & Associates.

## **1986-1989, Community Investment Corporation, Program Manager, Chicago Energy Savers Fund.**

Managed a low interest loan program designed to stimulate landlords to invest in energy efficiency. Funded by Peoples Gas and the City of Chicago, loans were sourced through a consortium of community organizations throughout the city. Over 3 million in loans generated.

**1984-1986 Organization of the North East, Manager**

Established a neighborhood loan center serving the Uptown, Lakeview and Rogers Park neighborhoods of Chicago. Office provided rehab loans and Chicago Energy Savers loans for multi and single-family buildings.

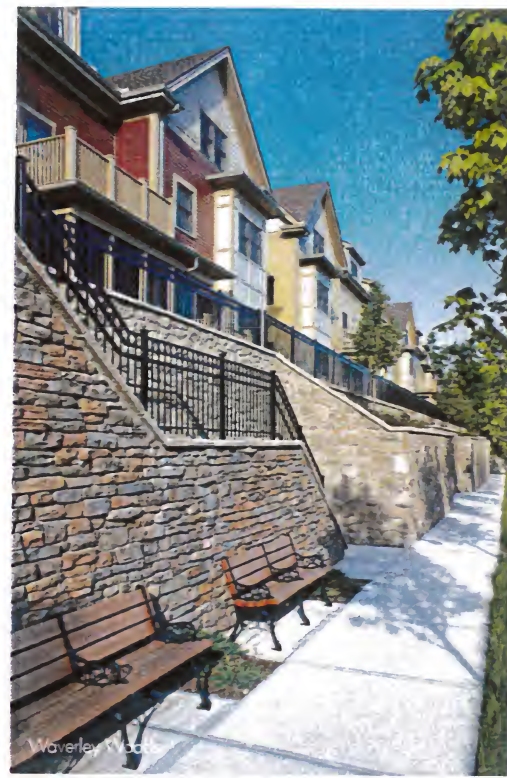
**1982- 1985 Northside Community Credit Union, Manager.**

Credit Union served Uptown and Lakeview residents as an alternative to currency exchanges; offered check cashing, savings accounts, low cost loans, payroll deduction, home mortgages.

**Education:** BS in Economics from Mundelein College of Loyola University, 1982. Development Training Institute, National Development Council 1983. Real Estate Sales License 1989, CIC Property Management Training 2007.

**Volunteer Work:** Served on a variety of boards and committees of non-profits over the years including: Town Meeting Member Arlington MA, Food Link Board of Directors, member of the Arlington Housing Plan, member of the Arlington Housing Plan Implementation Committee, DevCorp North, Chicago Low Income Housing Trust Fund, Windy City Habitat for Humanity and Diverse Communications, Sheridan Road Planning Committee, Morse Avenue Task Force, Rogers Park Tenants Committee, Lawyers Committee for Better Housing, Clearfork Community Institute, Inc., Maverick Advocates & Professionals, Greater Illinois Peoples Cooperative,





## DAVIS SQUARE ARCHITECTS, INC.

We are an award-winning architectural design and planning studio with a simple mission: to produce excellent design, to develop long-term relationships with clients, and to help build viable communities. Our current areas of expertise include:

- Multi-family housing
- Renovation & historic preservation
- Smart Growth planning
- Feasibility & needs assessment
- Corporate interiors
- Child care centers
- Academic Facilities
- Community service buildings

Founded in 1984, Davis Square Architects, Inc. is a medium-sized firm organized into project-specific teams. We maintain the same team from schematic design through construction, under the direction of a Principal. As a result of this continuity, our clients come to know and rely on individual staff members over time, seeking them out for subsequent projects.

Our best work is achieved in collaboration with demanding, involved clients. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams. To this, we add a commitment to architecture that is both beautiful and respectful of its surroundings.

Working within the design studio tradition, we have created an open, collegial work environment where education is highly valued, where the exchange of ideas, informed by experience, is encouraged, and where the most advanced technology supports the design process. Our mission has allowed us to contribute a portion of our profits to worthy community service organizations, in the belief that strong communities and great architecture are mutually dependent. ■



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FIRM PROFILE  
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## CLIFFORD BOEHMER AIA

*Principal*

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EDUCATION: Harvard Graduate School of Design, Master in Architecture, 1987  
Massachusetts Institute of Technology, Bachelor of Science in Art and Design, 1974

REGISTRATION: Architect: Massachusetts #10697

AFFILIATIONS: American Institute of Architects  
Boston Society of Architects

PROFESSIONAL EXPERIENCE: Clifford Boehmer is a co-founder and President of Davis Square Architects and a Principal of its predecessor, Mostue & Associates Architects. In 1991, he was a founder of Dirigo Design, a small Fort Point firm specializing in single-family homes.

Cliff's current responsibilities focus on site and project feasibility analysis, conceptual and schematic design, master planning and programming, project advocacy with government and funding agencies, neighborhood engagement, permitting, and renovation/adaptive reuse of historic buildings. He reviews state-funded housing proposals for the Massachusetts Department of Housing & Community Development (DHCD) and consults with many communities and developers in Massachusetts and Rhode Island.

Before pursuing a full-time architectural career, Cliff was known throughout the Early Music world as a maker of historically informed keyboard instruments. He has taught studios at the Graduate School of Design (Harvard), Massachusetts Institute of Technology, the Museum of Fine Arts (Boston), and the National Conservatory in San Sebastian, Spain. His housing designs, musical instruments, and architectural photographs have been published in magazines, journals, and city guides. He sits on boards of the Cambridge Society for Early Music and the Boston Clavichord Society.



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# PAUL WARKENTIN RA LEED AP

## ASSOCIATE

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### PROFESSIONAL EXPERIENCE

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Paul Warkentin is an Associate at Davis Square Architects, Inc., and has been employed with the firm since 2003. He has fifteen years of professional experience in the design and development of a variety of building projects, including historic properties.

Paul often assists owners and property managers by providing evaluations of existing properties for renovations. He makes site visits, investigates the buildings' systems, and coordinates with engineers in their evaluations. Paul uses his experience in renovation projects to establish the needed scope of work and budget for each potential project.

Additionally, Paul has extensive knowledge of state and federal accessibility standards. He has conducted seminars on accessibility code compliance for the Commonwealth of Massachusetts Department of Housing & Community Development (DHCD), as well as assisted DHCD in developing accessibility review guidelines, community-based housing standards and Universal Design requirements.

Paul worked on Back of the Hill Apartments, the renovation of an eleven-story mixed-use elderly development that required significant building envelope work. The exterior skin was entirely replaced with a new metal panel system as well as new windows and storefronts. Interior work included upgrades to life safety systems, ventilation systems, and new finishes.

Paul also worked on the adaptive reuse of the Whitney Building, the transformation of a mill building in Leominster's historic Comb and Carriage District, for residential and community use.

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### EDUCATION

Cornell University  
Bachelor of Architecture, 1991

### REGISTRATION

Architect: Massachusetts: #30254  
Architect: California: #27997

### AFFILIATIONS

LEED Accredited – Leadership in Energy  
and Environmental Design



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**Ileen S. Gladstone, P.E., LSP, LEED AP**

Vice President

Ileen Gladstone's principal area of practice is the development of contaminated properties. She is an expert in incorporating remediation and cleanup into construction projects. With extensive experience in the environmental field, she has the perspective to work through complex issues effectively and support the objectives of her clients by saving both time and money.

**PROJECT EXPERIENCE**

**West Second Street UST, P&G Gillette, South Boston, MA.** LSP of Record for closure of a 50,000-gallon concrete UST that was closed in place beneath a parking lot. The in-place closure was approved by the Boston Fire Department because removal of the UST could potentially damage the utility lines in the adjacent street.

**ZX Building Environmental Consulting, P&G Gillette, South Boston, MA.** LSP of Record for MCP Phase I and Phase II Investigations on a portion of a large urban manufacturing facility. Sources of contamination included a dry well and abandoned USTs.

**Modern Electroplating, Cruz Development, Roxbury, MA.** Project Executive and LSP of Record for the assessment and risk-based remediation strategy integrated with the redevelopment of a former electroplating facility located in the heart of Dudley Square. Required an extensive outreach program with State and City representatives, as well as the general community.

**Connector Road Design, Massport, South Boston, MA.** LSP of Record for the construction of the laboratory building adjacent to non-aqueous phase liquid (NAPL) petroleum contaminated soils. Remedial action included the removal of petroleum impacted soil and groundwater.

**Worcester Airport Environmental Consulting, Massport, Worcester, MA.** Established baseline environmental conditions at a 1,500-acre property prior to Massport assuming operational responsibility. Provided recommendations and cost estimates for addressing environmental conditions and documented that Massport was not responsible for the approximately \$1,000,000 in estimated remediation and environmental compliance costs associated with pre-existing conditions.

**Preparation of TSCA PCB Remediation Plan, Hanscom Airport, Massport, Bedford, MA.** Project Executive for the investigation and remediation of PCB-contaminated soils under the Toxic Substance Control Act (TSCA) and Massachusetts Contingency Plan (MCP)



**EDUCATION**

M.S., Civil Engineering, University of Massachusetts, Amherst  
B.S., Civil Engineering, Cooper Union

**EXPERIENCE IN THE INDUSTRY**  
30 years

**EXPERIENCE WITH GEI**  
21 years

**REGISTRATIONS AND LICENSES**  
Licensed Site Professional, MA No. 9719  
Professional Engineer, MA No. 34655

**CERTIFICATIONS**  
LEED



regulations. The excavation of more than 1000 cubic yards of PCB-contaminated soils was conducted airside at Hanscom field.

**Boston Water and Sewer Commission Headquarters, Boston Water and Sewer Commission, Boston, MA.** Assisted BWSC in evaluating the environmental liabilities and development options for two properties being considered for purchase to be used as new headquarters for BWSC. BWSC purchased the former Stride-Rite facility in Roxbury.

**221-227 Rear Quincy Ave Remediation, Bethlehem Steel Corporation, Quincy, MA.** LSP at a former industrial landfill where the primary contaminants were asbestos, metals, and polychlorinated biphenyls (PCBs).

**Sobin Park South Phase II, P&G Gillette, South Boston, MA.** LSP for the Phase II investigation of a chlorinated solvent plume, particularly TCE, at the Gillette property in South Boston. The solvent plume covers an area of more than 400,000 square feet and extends more than 300 feet into bedrock. The investigation considered the effects of construction dewatering for portions of the Central Artery Tunnel (CA/T) project on plume migration. Oversaw the installation of a sub-slab deventilation system in the basement of the main manufacturing building to minimize the intrusion of vapors into indoor air.

**Armory Street, Swidler Berlin Shereff Friedman, LLP, MA.** LSP of Record for Massachusetts Contingency Plan (MCP) Phase II investigation of a chlorinated solvent plume. Investigation included soil gas survey to locate potential source areas, groundwater and soil investigation, underground storage tank (UST) removal, and Method 1 Risk Characterization. Investigation was performed by a potentially responsible party (PRP) group, who employed two additional LSPs to review GEI's work.

**CA/T Design Review and Construction Coordination, P&G Gillette, South Boston, MA.** Developed cost estimates on the value of the property taken by eminent domain by the Massachusetts Highway Department as part of the Central Artery/Third Harbor Tunnel. The estimates demonstrated the minimal effects of contamination on the value of the property.

**UMass Harborwalk & Stabilization, University of Massachusetts Building Authority, Boston, MA.** Lead Environmental Consultant for environmental investigation and design of the UMass HarborWalk. The 800 linear foot section of the HarborWalk is located on university property between the John F. Kennedy Library and Museum and Old Harbor Park.

**Former Manufactured Gas Plant, NSTAR, New Bedford, MA.** Senior Consultant for the TSCA compliance associated with the remediation of marine sediments contaminated with manufactured gas plant coal tar. PCBs from the New Bedford Harbor Superfund Site are comingles with the tar impacted sediments which are to be solidified and capped in place.

**UMass Boston Integrated Sciences Complex, Division of Capital Asset Management, Boston, MA.** Lead Environmental Consultant for environmental investigations for the 5-story Integrated Sciences Complex. Project included environmental sampling program to evaluate soil, groundwater, and soil gas characteristics related to the former municipal landfill at the project site. Preparation of geotechnical recommendations for the building foundation. We provided consulting services during the design phase, including preparing specifications for material management, earthwork, foundation piles and design of the landfill gas venting system for beneath the building. Provided construction phase oversight.

**Wind Turbine Testing Center, Massport, Charlestown, MA.** LSP of Record for fast track construction of the Wind Turbine Testing Center (WTTC). The one-acre building footprint was constructed on a site contaminated with PBCs and regulated under the TSCA. Negotiated a Risk Based Cleanup (RBC) Plan with EPA for

characterization and off-site disposal of PCB contaminated soils as part of construction along with encapsulation of soil beneath the new building. GEI prepared construction contract documents and specifications and conducted construction oversight and verification sampling. Key aspects of the work included the accelerated timeline for design and construction to comply with American Reinvestment and Recovery Act of 2009 stimulus funding requirements.

**TSCA PCB Site Characterization, Interim Remedial Measures, and Remediation, Pool Facility, Milford, Massachusetts., Dept. of Conservation & Recreation, Milford, MA.** Project Executive and LSP of Record for characterization of PCB contamination in soil and concrete resulting from PCB-containing paint and caulking that were used during construction of the pool facility in the late 1960's. Characterization and remediation of the facility was required under the Toxic Substances Control Act (TSCA) regulations. Negotiated Interim Measure with EPA TSCA Coordinator to allow pool opening during summer season prior to full scale remediation.

**TSCA PCB Site Characterization and Remediation, Pool Facility, Dept. of Conservation & Recreation, Worcester, MA.** Project Executive and LSP of Record for characterization and remediation of PCB contamination in soil and concrete resulting from PCB-containing paint and caulking that were used during construction of the facility in the late 1960's. Characterization and remediation of the facility was required under the Toxic Substances Control Act (TSCA) regulations. Prepared the PCB Cleanup and Disposal plan based on the results of the site characterization program and obtained approval from U.S. Environmental Protection Agency (EPA) to conduct remediation activities.

**UMass Boston Environmental and Geotechnical Underground Master Planning, Division of Capital Asset Management, Boston, MA.** Lead Environmental Consultant for the preparation of an Underground Master Plan for the UMass Boston campus. The Plan included a database containing historic geotechnical and environmental subsurface data dating back to the 1960s for the UMass Boston campus and surrounding properties. The database presented existing subsurface data in an easy-to-use format for use in evaluating sites for new buildings and infrastructure. Oversaw efforts to organize the data in a Geographic Information System.

**Riverside Theatre Works, Hyde Park, MA.** Performed an initial analysis to evaluate the feasibility for the Theater Company to redevelop the Lewis Chemical Site into a new performing arts theater and teaching center. Although the site is contaminated with trichloroethylene (TCE) in soil and groundwater, we developed recommendations for moving forward with the project. Based on our recommendations, the architect has proposed an intrinsically safe building that will prevent vapor intrusion of TCE into the building.

**Charlesview Development Due Diligence, The Community Builders, Inc., Boston, MA.** Project Executive for environmental site assessment for a proposed development to consist of mixed-use space including residential units, retail space, and underground parking. Conducted pre-characterization program for approximately 85,000 cubic yards of soil to be generated for off-site reuse, recycling, and disposal.

**154-174 Mass Avenue ESA, The First Church of Christ, Scientist, Boston, MA.** Assisted the owner of an office building to negotiate a long-term lease for the property with a prospective tenant. In the past, a dry cleaner had operated at the building and chlorinated solvents, particularly PCE, had been detected in groundwater and indoor air. The concentration of PCE in indoor air did not pose a significant health risk.

**Walpole Realty 917 Main Street, A Massachusetts Limited Partnership, Walpole, MA.** LSP for the investigation of a site where the soil and groundwater are contaminated with chlorinated solvents including PCE and associated breakdown products. The source of the contamination is a dry cleaner that has operated at the mall for more than 40 years. Currently evaluating the potential for indoor air contamination due to vapor intrusion at more than six nearby businesses including a bank, convenience store, and restaurant.



**Former Shaffer Paper Property, Dept. of Conservation & Recreation, Dorchester, MA.** Project Executive for MCP investigation and remediation at a former industrial property. Contaminants included metals, polycyclic aromatic hydrocarbons (PAHs), and PCBs. A portion of the site is mudflats at the mouth of the Neponset River.

**GSA Parcel Consulting Services, Dept. of Conservation & Recreation, Watertown, MA.** Project Executive for a due diligence investigation for a parcel formerly used by the United States Army in conjunction with the former Watertown Arsenal. The objective was to evaluate required remedial actions to allow the parcel to be developed for use as a public park.

**Revere Tank Farm Due Diligence, Coastal Development LLC, Revere, MA.** Project Executive for preliminary environmental evaluation of a bulk fuel storage facility in the Greater Boston area as part of a potential acquisition for a future mixed-use development. Managed and consolidated a large volume of information related to historic petroleum releases in a short period of time.

**New Ambulatory Building and Menino Expansion, Boston Medical Center, Boston, MA.** Project Executive and Licensed Site Professional (LSP) of Record for management of soil and groundwater associated with Ambulatory Building construction. Responsible for soil pre-characterization programs, construction specifications, soil excavation and dewatering, and hydrogen sulfide monitoring.

**Boston Natural Areas Network Phase I ESA, The Trustees of Reservations, Boston, MA.** Project Executive for a site assessment of more than 100 parcels as part of a land acquisition of community gardens. The site assessment was conducted on an expedited schedule to meet real estate transaction deadlines.

**Environmental Investigation for Asbestos Issues, Boston Housing Authority, Roxbury, MA.** LSP of Record for field investigations to evaluate whether asbestos was present in soil at a portion of a housing development in Roxbury where an Activity and Use Limitation (AUL) had been implemented by a previous consultant without testing soil. Determined that the reuse of crushed demolition debris and the potential for asbestos fibers did not constitute an imminent hazard. Further concluded that the AUL was not necessary and prepared a partial termination of the AUL.

**Environmental Consulting, Microchem, Inc., Newton, MA.** Project Executive for site assessment and facility audit of a specialty chemicals manufacturer located in a former mill building in Newton, Massachusetts. Evaluated the site history, current waste handling and disposal practices, non-contact and process water usage, health and safety procedures, air emissions, and waste management history of the landlord's property. This assessment was performed in support of a corporate acquisition.

**50 Tufts Street, Unifirst Corporation, Somerville, MA.** LSP for the investigation and mitigation of a site contaminated by chlorinated solvents, particularly tetrachloroethylene (PCE). The subsurface contamination has affected the indoor air of a commercial building, nearby residences and an elementary school. A sub-slab depressurization system has been installed in the commercial building and school to mitigate the infiltration PCE into indoor. More than 50 nearby residences are being evaluated for the potential of PCE in indoor and as required, sub-slab depressurization systems will be installed in the residences. A soil vapor extraction (SVE) system was installed to treat vadose zone PCE. Treatment of the well characterized DNAPL plume in the fractured bedrock was determined to be infeasible.

**Phase II, Phase III, Phase IV and Response Action Outcome (RAO), Aggregate Industries, Stoughton, MA.** Project Executive and LSP of Record for Phase II Comprehensive Site Assessment at this active asphalt batch plant. The investigation included the installation of deep bedrock wells to establish the extent of a chlorinated solvent release.

**Tobin Bridge MCP Compliance, Massport, Charlestown, MA.** LSP of Record for site investigation where petroleum and metals contamination was encountered by the Massachusetts Water Resources Authority (MWRA) during a pre-characterization investigation associated with the construction of a combined sewer overflow storage conduit on Massport's property. Conducted a Phase II investigation and a Method 3 Risk Characterization closing the Site under the MCP.

**Boston Children's Museum Phase I Addition and Renovation, The Children's Museum, Boston, MA.** Lead environmental consultant for an addition to the museum. The museum is located along the South Boston waterfront.

**Belmont Fire Station Construction, Town of Belmont, Belmont, MA.** Project Executive for the construction of a new fire station on the site of a former trolley battery maintenance facility. Managed the cleanup of petroleum and lead-contaminated soil.

**Trader Joes Environmental Matter, J W Katzen Company, Newton, MA.** Assisted a prospective tenant evaluate adequacy of remedial actions being conducted by the owner to mitigate indoor air contamination associated with the dry cleaning operation that was previously located at the property. Dry cleaning solvents, particularly PCE, were detected in groundwater and indoor air. Technical expert for cost allocation between owner and developer regarding the management and off-site disposal of soils.

**Armory Street, Boston Housing Authority, Jamaica Plain, MA.** LSP of Record to evaluate the extent of metal-fill waste material in the soil. Analyzed chemical data and soil descriptions to estimate the extent and volume of the material. Identified potential alternatives and associated costs to remediate or manage the material within the framework of the Massachusetts Contingency Plan (MCP).

**One First Street, Leggat McCall Properties, Cambridge, MA.** LSP of Record for the redevelopment of a former manufacturing complex to residential condominiums. The project included renovations of existing buildings, demolition of some buildings, and new construction including underground parking. Responsible for MCP compliance and off-site management of soils.

**Moakley Building, Foundation Excavation and Installation, Boston Medical Center, Boston, MA.** LSP of Record for the fast-track construction of the Moakley Medical Building at the BMC; excavation and disposal of unanticipated high concentrations of PCBs in soil required Environmental Protection Agency (EPA) approval. GEI accelerated EPA approval and coordinated PCB characterization, excavation, and disposal with the construction schedule to minimize schedule delays.

**Draper Laboratory Hill Building Addition, Charles Stark Draper Laboratory Inc., Cambridge, MA.** LSP of Record for construction of a 30,000-square-foot, 7-story addition to an existing building. Responsible for MCP compliance and off-site management of soils.

**Bromley-Heath, Department of Neighborhood Development (DND), Jamaica Plain, MA.** On behalf of the city, evaluated the potential migration of a chlorinated solvent plume containing vinyl chloride from a former city property onto the Boston Housing Authority (BHA) Bromley and Heath Developments. The BHA was comfortable with GEI handling this politically sensitive evaluation since we have been successfully providing LSP services to the BHA for the past four years.

**Midway Street Redevelopment, Keen Development Corporation, South Boston, MA.** Lead environmental consultant for the renovation of 200,000 square feet in three contiguous warehouse buildings to permanent, affordable artist live/work space.



**64 Rutland Street, Boston Housing Authority, Boston, MA.** LSP of Record for MCP response actions to mitigate the presence of indoor air contamination associated with a fuel oil release at a BHA and neighboring property in the South End. The response actions included oil recovery from a basement sump and overseeing the removal of an underground storage tank, soil excavation, and installation of an air purification system.

**Bill's Garage Phase II, Massport, Boston, MA.** LSP of Record for MCP investigation at a former automobile repair facility. Recommended excavation of contaminated soil as part of construction for new development.

**Maverick Gardens, Boston Housing Authority, Boston, MA.** Advised BHA on the adequacy of the developer's plans for Massachusetts Contingency Plan (MCP) compliance.

**Ionics UST Closure, GE Infrastructure, Watertown, MA.** LSP of Record responsible for developing and implementing remediation strategies at two different properties. At one property, installed an oil recovery system to remove No. 2 fuel oil from the subsurface, which recovered over 10,000 gallons of oil. At the other property, removed two USTs and closed a third UST in place.

**Abigail Adams Park, Dept. of Conservation & Recreation, Weymouth, MA.** Continued construction of park following project shut down by the Department of Environmental Protection (DEP) due to deficient work by previous Licensed Site Professional (LSP). Completed park construction that encapsulated PCBs beneath several feet of clean fill.

**Necco-Environmental Consulting, Novartis Institutes for Biomedical, Cambridge, MA.** Project Executive and LSP of Record for renovations of a candy factory to a research facility for Novartis Pharmaceuticals. Cleanup of No. 6 fuel from beneath the footprint of the existing building was integrated into the renovations.

**Route 146, Tier Classification, Tier 1 permits, Phase II Comprehensive Site Assessments (CSAs), Phase III RAPs, Response Action Outcomes (RAOs), MassDOT, Worcester, MA.** Project Executive and LSP of Record for seven sites along the Route 146 corridor. Returned the site to MCP Compliance, closed five sites, and the remaining two sites are being remediated concurrently with the construction activity for Route 146.

**UST Removal Review, Boston Housing Authority, Boston, MA.** LSP of Record for utility upgrades including pre-characterization of soils for reuse and off-site disposal, preparation of specifications, and construction oversight.

**Insurance Claim Litigation, P&G Gillette, South Boston, MA.** Fact witness for insurance claim to recover costs associated with investigation and mitigation of TCE release to bedrock.

**Ashton Mills Construction, Forest City Development, Cumberland, RI.** On behalf of Forest City Development, following a subsurface investigation to demonstrate the absence of chlorinated solvents at an abandoned mill property, negotiated with the Environmental Protection Agency (EPA) Region I to remove the abandoned mill property from the Peterson-Puritan Superfund Site. Demonstrated that the mill property was outside the contaminated groundwater plume, and that further study as part of the Superfund Site was unwarranted. Removal of the mill building from the Superfund Site was critical for the redevelopment of the mill into residential housing.

**Ashton Mills Pre-Construction Consulting Services, Forest City Development, Cumberland, RI.** Lead environmental consultant for the renovations of a mill building into residential apartments. Managed the cleanup of petroleum-contaminated soils due to oil releases from the mill process.

**Manulife Building, Massport, South Boston, MA.** Assisted Massport in evaluating and negotiating tenants' obligations for cleanup and MCP compliance as part of the development deals in South Boston.

**Modern Electroplating, M. E. One LLC, Roxbury, MA.** Lead environmental consultant for evaluating the solvent and metals contamination in soils and groundwater at this former electroplating facility located in the heart of Dudley Square. Established that the off-site migration of the solvent plume was primarily in the deep bedrock and likely did not affect the indoor air of neighboring buildings. Developed a risk-based remediation strategy closely integrated with the redevelopment plan and conducted meetings with State and City representatives, as well as the general community, to describe the study findings and solidify support for the redevelopment plans.

**MCP Phase II Investigation, Phase IV Design and Permitting, Former Canton Airport Property, Dept. of Conservation & Recreation, Canton, MA.** Project Executive for MCP and TSCA investigation and cleanup at a PCB-contaminated property located in an endangered species habitat and wetlands. Activities performed to date include Comprehensive Site Assessment, a human health and ecological risk assessment, Evaluation of Remedial Alternatives, and characterization of buildings and debris for demolition and disposal. Current tasks include design of the remedial measures and design of a public recreational park that will be constructed in conjunction with remediation of the site.

**Conley Limited Removal Action, Massport, South Boston, MA.** LSP of Record for expansion of their electrical outlet capacity installing hundreds of feet of underground conduit. Creosote-contaminated soils were encountered during trench excavation. GEI managed soil at this busy cargo center with hundreds of large trucks entering daily, and routine traffic flow could not be interrupted.

**Colonnade Apartments, Mercury Huntington Corp, Trustee, Boston, MA.** LSP of Record for the construction of a 20-story residential building in downtown Boston. Managed the characterization and disposal of soil and groundwater for the 40-foot-deep excavation.

**Congress Street Extension Design, Massport, South Boston, MA.** LSP of Record for the environmental investigations and construction of new roadways and alignments along the South Boston waterfront. Characterized soil and groundwater and managed the off-site disposal of over 10,000 cubic yards of urban fill and contaminated soils.

#### **Construction at Urban Sites**

Ms. Gladstone has been the LSP of Record on dozens of construction projects at urban sites that needed compliance with the Massachusetts Contingency Plan (MCP) to manage contaminated soil and/or groundwater. The MCP response actions have often been integrated into the project contract documents, facilitating cleanup. Projects include:

- Moakley Medical Services Building, Boston, MA, Boston Medical Center
- Ambulatory Care Center, Boston, MA, Boston Medical Center
- Charlesview Apartments, Boston, MA, The Community Builders
- Necco Technology Park, Cambridge, MA, DSF Financial
- One Hampshire at Kendall Square, Cambridge, MA, The Stark Draper Laboratory
- One First Street, Cambridge, MA, Leggat McCall Properties
- Children's Museum Addition, Boston, MA, Boston Children's Museum
- Colonnade Residences, Boston, MA, The Druker Company
- Midway Studios, South Boston, MA, Keen Development
- Transitway Connector Road, South Boston, MA, Massport
- Lenox Street Sewer Replacement, South End, MA, Boston Housing Authority

### **Brownfields Development**

Ms. Gladstone has been the lead environmental professional on dozens of development projects. A project typically begins with ASTM due diligence and may require cleanup as part of development. Ms. Gladstone is skilled at solving the environmental issues at the site to keep the project moving.

- Materials Handling Warehouse, South Boston, MA, The Gillette Company
- Modern Electroplating, Roxbury, MA, Cruz Development
- Ashton Mills, Cumberland, RI, Forest City
- Fire Station Headquarters, Belmont, MA, Town of Belmont
- Headquarters Building, Roxbury, MA, Boston Water & Sewer Commission
- Pinehurst Development Park, Billerica, MA, New Boston Fund
- Building 41, Middleton, MA, Bostik-Findley Facility

### **MCP Activities**

Project Executive and LSP of Record on numerous MCP investigations and remediation projects. Typically, both soil and groundwater investigations were conducted. Contaminants at these properties included petroleum, chlorinated solvents, lead, mercury, asbestos in soil, and polychlorinated biphenyls (PCBs).

- Asphalt Manufacturing Plant, Carver, MA, Aggregate Industries
- Soils Recycling Facility, Stoughton, MA, Aggregate Industries
- Oil Recovery, Watertown, Massachusetts, GE Ionics, Inc.
- MCP Response Actions at Multiple Locations, Aggregate Industries – Northeast
- South Boston Manufacturing Center, South Boston, MA, The Gillette Company
- UST Closures, Various Boston Locations, Boston Housing Authority
- Amory Street Housing Development, Jamaica Plain, Massachusetts, Boston Housing Authority
- UST Closures, Various Locations, Department of Conservation and Recreation
- Former Canton Airport, Canton, MA, Department of Conservation and Recreation
- CJ Partnership Landfill, Quincy, MA, Bethlehem Steel

### **Program Director, Environmental Consulting Services**

Ms. Gladstone is responsible for the management and client satisfaction of numerous environmental consulting contracts. She works closely with each client to understand their organization's priorities and administration requirements. Ms. Gladstone ensures that appropriate staff is assigned to each task, develops the regulatory approach, and oversees the quality of our work product. She has managed task order contracts for numerous clients, such as:

- Massachusetts Port Authority
- City of Boston Department of Neighborhood Development
- Boston Housing Authority
- Aggregate Industries
- Department of Conservation and Recreation
- The Gillette Company
- Massachusetts Turnpike Authority

### **Polychlorinated Biphenyls (PCBs)**

On several sites where the principle contaminants of concern were PCBs, Ms. Gladstone also managed compliance with EPA Region I protocols under the Toxic Substance Control Act (TSCA) in addition to the MCP. Projects include:



- Moakley Medical Services Building, Boston, Massachusetts, Boston Medical Center.
- Vehicle Maintenance Facility, Hanscom Civil Air Terminal, Bedford, Massachusetts, Massport
- Former Shaffer Paper, Dorchester, Massachusetts, Massachusetts Department of Conservation and Recreation (DCR).
- Former Canton Airport, Canton, Massachusetts, DCR
- Abigail Adams Park, Weymouth, Massachusetts, DCR

#### **Chlorinated Solvents and Vapor Intrusion**

Ms. Gladstone has investigated and mitigated sites contaminated by chlorinated solvents, particularly tetrachloroethylene (PCE) and trichloroethylene (TCE). These investigations have included soil, groundwater, soil gas and indoor, and detailed evaluations of the vapor intrusion pathway. A wide range of alternatives have been employed to mitigate these sites including soil vapor extraction (SVE), pump and treat, source removal, and chemical oxidation. Both passive and active systems have been used to mitigate the vapor intrusion pathway.

- Modern Electroplating, Roxbury, MA, Cruz Development
- South Boston Manufacturing Center, South Boston, MA, The Gillette Company
- Commercial Mall Development, Walpole, MA
- Real Estate Transaction, Back Bay, Boston, MA
- Real Estate Transaction, Newton, MA
- Riverside Theater, Hyde Park, Boston, Massachusetts
- Murag Site, Jamaica Plain, City of Boston
- Ashton Mills, Cumberland, Rhode Island, Forest City Development
- Harmonic Drive, Wakefield, Massachusetts, Intercontinental

#### **Litigation Support and Peer Review**

Ms. Gladstone has often been requested to review technical and regulatory documents prepared by other consultants. She has provided opinions on the regulatory approach, the quality of the investigation, and appropriateness of the recommended remedial alternative. She has provided environmental litigation support services on numerous projects.

- McClellan Highway, Boston, MA, Cargo Ventures, LLC
- UST Closure Documents for Developments in Roxbury and Charlestown, MA, Boston Housing Authority
- Maverick, East Boston; Franklin Hill, Mattapan; Washington Beech, Roslindale, Boston Housing Authority
- Manulife Building, South Boston, Massachusetts, Massport.
- Review of Twelve Activity and Use Limitations, Massport
- Eminent Domain Negotiations, South Boston, Massachusetts, The Gillette Company
- Traders Joe's, Newton, MA, Josh Katzen
- Facility Site Assessment, Elkton, Maryland, Ionics Corporation
- 275 Boylston Street, Brookline, MA, King & Gilpatrick

#### **PUBLICATIONS**

#### **PRESENTATIONS**

#### **PROFESSIONAL ASSOCIATIONS**

New England Women in Real Estate  
Women's Environmental Network  
National Association of Industrial and Office Properties

Women's Transportation Seminar  
American Council of Engineering Companies  
Department of Environmental Protection - Commissioner's Fees and Advisory Committee  
Department of Environmental Protection - Commissioner's Fees and Advisory Committee  
Greater Boston Chamber of Commerce  
Nazzaro Center, Boston Community Center

**Ryan S. Hoffman, P.G., LSP**  
Project Manager



Mr. Hoffman is a Project Manager with over 15 years of experience in site investigation and remediation, construction support, and due diligence assessment. He has experience with soil and groundwater management issues on numerous construction and remediation projects, including Brownfields, former MGP's, and industrial, education, and medical facilities. Mr. Hoffman's has a broad range of clients from both the public and private sectors. Mr. Hoffman is familiar with environmental regulations in Massachusetts, including the MCP, and federal regulations including RCRA and TSCA. He also has extensive experience in ASTM/Due Diligence Site Assessment for real estate development and pre-construction evaluation.

#### PROJECT EXPERIENCE

**UMass Boston Integrated Sciences Complex, Goody Clancy / Massachusetts Division of Capital Asset Management, Boston, Massachusetts.** Project manager for geotechnical and environmental investigations for the 5-story Integrated Sciences Complex. Managed environmental sampling program to evaluate soil, groundwater, and soil gas characteristics related to the former municipal landfill at the project site. Oversaw preparation of geotechnical recommendations for the building foundation. Provided consulting services during the design phase, including preparing specifications for material management, earthwork, and foundation piles, and designing the landfill gas venting system for beneath the building. We continue to provide construction phase services.

**UMass Boston Underground Master Plan, Massachusetts Division of Capital Asset Management, Boston, Massachusetts.** Project manager for the preparation of an Underground Master Plan for the UMass Boston campus. The Plan included a database containing historic geotechnical and environmental subsurface data dating back to the 1960s for the UMass Boston campus and surrounding properties. The database presented existing subsurface data in an easy-to-use format for use in evaluating sites for new buildings and infrastructure. Coordinated efforts to organize the data in a Geographic Information System.

**Menino Addition and Shapiro Ambulatory Care Center, Boston Medical Center, Boston, Massachusetts.** Environmental project manager for soil and groundwater management associated with BMC's Menino and SACC construction. Oversaw soil pre-characterization programs, prepared construction specifications and soil management plan, obtained NPDES RGP for dewatering effluent discharge, and coordinated MCP compliance documents including RAM Plan, Phase I report, and RAO. Oversaw construction observation of soil excavation and monitoring of hydrogen sulfide.

#### EDUCATION

M.S., Geology, University of Minnesota  
B.A., Geology, Colgate University

EXPERIENCE IN THE INDUSTRY  
15 years

EXPERIENCE WITH GEI  
15 years

#### REGISTRATIONS AND LICENSES

Licensed Site Professional, MA No. 2845  
Professional Geologist, NH No. 00445

**Wind Technology Testing Center, Architerra /Massachusetts Port Authority /Massachusetts Clean Energy Center, Charlestown, Massachusetts.** Construction-phase project manager for PCB cleanup and disposal under TSCA regulations during the Wind Technology Testing Center construction. The WTTC is a world class large wind turbine blade testing center. Oversaw preparation of construction specifications and worked with construction manager to identify optimal construction sequencing. Obtained NPDES RGP for dewatering effluent discharge, and coordinated MCP compliance documents including RAM Plan. Managed comprehensive field verification program to ensure PCB contaminated soil was managed properly. Key aspects of the work included the accelerated timeline for design and construction to comply with American Reinvestment and Recovery Act of 2009 stimulus funding requirements.

**Environmental Site Assessments, City of Boston, Department of Neighborhood Development, Boston, Massachusetts.** Managed ASTM Phase I site assessments for over 150 Brownfields properties throughout the City of Boston. Evaluated potential environmental concerns and recommended limited subsurface investigations for some parcels to further evaluate potential environmental impacts.

**Housing and Urban Development (HUD) Environmental Reviews and Environmental Assessments, Various Locations, Massachusetts,** Project manager for over 50 Environmental Reviews and several Environmental Assessments in accordance with HUD's environmental review process and 24 CFR Parts 50 and 58. Reviewed proposed new development projects and rehabilitation projects to evaluate whether proposed work was categorically excluded from NEPA regulations. For each Environmental Review and Environmental Assessment, concluded that there would be no significant impacts on the human environment. In some cases, coordinated with federal and state agencies to obtain concurrence that proposed projects would not significantly impact the environment.

**Fire Station Headquarters, Donham & Sweeney / Town of Belmont, Belmont, Massachusetts.** Provided construction support for the management of soil and groundwater during cleanup of a former auto repair garage as part of redevelopment as the Town of Belmont Fire Station Headquarters. Prepared construction specifications and remediation cost estimates. Remedial work included soil excavation and disposal at hazardous and non-hazardous waste facilities, and removal of hydraulic pistons and underground storage tanks and vaults. Key elements of project included keeping town officials and nearby community members updated on the project progress.

**RAM, URAM, and IRA Plans, Various Locations, Massachusetts.** Responsible for developing RAM, URAM, and IRA Plans to address potentially contaminated soil and groundwater during various construction projects and underground storage tank removals for numerous sites.

- Boston Medical Center, Boston
- Boston Housing Authority Housing Developments in the South End, East Boston, Roxbury, and Dorchester
- Boston Department of Neighborhood Development brownfields properties in Dorchester
- National Grid Operations Center, Braintree
- Gillette Manufacturing Facility, South Boston
- Former Auto Repair Garage, Belmont
- Former Necco Candy Factory, Cambridge
- Massport's Paul W. Conley Terminal, South Boston
- Bostik Manufacturing Facility, Middleton
- Northwest Park, Burlington



## Site Remediation

**UST Removal and Class A-2 RAO, BHA Rutland Street Housing Development, Boston, Massachusetts.** Responded to a sudden release of oil discovered in a residential basement and an historical release from a fuel oil UST to soil. Managed the mitigation of a Critical Exposure Pathway, removal of the UST, and recovery of fuel oil. Supervised the evaluation of the extent of oil impacts to soil, groundwater, and indoor air, and the assessment of human health risk. Helped the BHA achieve a permanent solution (Class A-2 RAO).

**Emergency Response Support, Aggregate Industries, Various Locations, Massachusetts.** Coordinated IRA activities associated with sudden petroleum releases at various Aggregate facilities, including locations in Ashland, Chelmsford, Salem, and Wrentham. Developed IRA Plans to address contaminated soil and manage remediation waste. Responded quickly and prepared MCP submittals to meet aggressive MCP deadlines.

**PCB Remediation, Massachusetts Port Authority's Hanscom Field, Bedford, Massachusetts.** Project geologist responsible for the remediation of PCB-contaminated soils under TSCA and MCP regulations. Prepared the construction specifications and drawings for inclusion in the remediation bid documents and helped Massport during the public bid process. Key aspects of the specifications included ensuring that the contractor would minimize impacts to the active airfield operations. Managed the project implementation, which included off-site soil disposal to out-of-state hazardous and non-hazardous facilities.

**Phase IV Remedy Implementation and Class A-3 RAO, Winchester Hospital, Winchester, Massachusetts.** Designed oil recovery system to extract separate-phase oil from overburden and bedrock. System included large-diameter extraction wells and oil belt skimmers. Responsible for ensuring that the system operated as designed. Concluded after reviewing oil thickness and recovery data over ten-year period that the actual oil thickness in the formation did not represent a UCL and the site be closed with a Class A-3 RAO.

## Due Diligence Assessment

**Environmental Site Assessment, Proposed Charlesview Development, Allston, Massachusetts.** Project manager for ASTM Phase I and II environmental site assessment for the Charlesview Development, a proposed development to consist of mixed use space including residential units, retail space, and underground parking. Evaluated potential environmental concerns associated with past site history. Oversaw pre-characterization program for approximately 85,000 cubic yards of soil to be generated for off-site reuse, recycling, and disposal. Our findings and recommendations were integrated into the planning process. We continue to provide consulting services during the design phase, including preparing specifications for material management, dewatering effluent, and sub slab venting systems.

**Preliminary Environmental Evaluation, Bulk Fuel Storage Facility, Greater Boston, Massachusetts.** Project manager for preliminary environmental evaluation of a bulk fuel storage facility in the Greater Boston area as part of a potential acquisition for a future mixed use development. Evaluated soil and groundwater contamination associated with the existing hazardous materials storage infrastructure through research of EPA, MassDEP, and local records. Managed and consolidated a large volume of information related to historic petroleum releases in a short period of time. Based on evaluation, recommended that a comprehensive due diligence investigation be conducted to obtain soil and groundwater data throughout the facility. The information collected during due diligence could be used to evaluate the extent of contamination and how much remediation would be required to allow for mixed use of the redeveloped property.

**Multi-Parcel Environmental Site Assessments, Boston, Massachusetts.** Managed an ASTM Phase I site assessment consisting of more than 100 parcels in Boston for The Trustees of Reservations as part of a land acquisition of community gardens. The site assessment was conducted on an expedited schedule to meet real estate transaction deadlines.

## Catherine M. Malagrida

Geologist

Catherine Malagrida is an environmental geologist experienced in construction observation and subsurface investigations. She has overseen subsurface investigations including soil and bedrock drilling, monitoring well installation, test pit excavation, and underground storage tank (UST) removal. Ms Malagrida is proficient in sampling soil, groundwater, soil gas, and indoor and outdoor air. She is also familiar with Massachusetts environmental regulations including the Massachusetts Contingency Plan (MCP).

### PROJECT EXPERIENCE

**ACOPs Compliance Planning, Department of Neighborhood Development, Boston, MA.** Observed installation of soil borings and monitoring wells, collected soil and groundwater samples, conducted well gauging. Assisted in writing Phase 1 and ROA reports.

**Bostik Building 9 IRA, Bostik, Inc., Middleton, MA.** Conducted surface water sampling and observed remediation and offsite disposal of water and sediment removed from catch basins.

**110 Dorchester Ave., Pappas Enterprises, Inc., South Boston, MA.** Supervised installation of soil borings and monitoring wells. Assisted in report preparation and permits.

**Province Landing MCP Compliance, The Community Builders, Inc., Provincetown, MA.** Observed installation of soil borings and monitoring wells, collected groundwater samples and conducted well survey.

**620 Washington St. ASC Preconstruction, Winchester Hospital, Winchester, MA.** Supervised the excavation and offsite disposal of heavy metal impacted soil and groundwater, in accordance with soil management plans and Remediation General Permits (RGPs). Conducted weekly Storm Water Pollution Prevention Plan (SWPPP) inspections and completed weekly reports. Assisted with preparation of report documentation and permits.

**Preconstruction/final Design, Dept. of Conservation & Recreation, Canton, MA.** Observed soil remediation and collected soil verification samples in accordance with TSCA guidelines. Assisted in preparation of data and reports.

**MCP Phase I Site Investigation, Endicott Street, City of Peabody, Peabody, MA.** Supervised and coordinated installation of soil borings and monitoring wells. Collected soil and seasonal groundwater samples. Prepared Phase I and Class A2 RAO Report.

**Wind Technology Testing Center Construction Support, Massport, Charlestown, MA.** Supervised the excavation and offsite disposal of polychlorinated biphenyl (PCB) impacted soil and groundwater, and conducted soil sampling in accordance with complex soil management plans and TSCA regulations. Assisted with preparation of Completion Report documenting remediation activities.



### EDUCATION

B.S., Applied Environmental Geology,  
University of Wolverhampton

### EXPERIENCE IN THE INDUSTRY

6 years

### EXPERIENCE WITH GEI

6 years



**Manchester Street Station Groundwater Monitoring and Sampling, Dominion Energy, Providence, RI.** Conducted monthly groundwater monitoring and conducted annual groundwater sampling. Prepared monthly and annual reports.

**TSCA PCB Site Characterization, Interim Remedial Measures, and Remediation, Pool Facility, Milford, Massachusetts., Dept. of Conservation & Recreation, Milford, MA.** Conducted concrete, soil, caulk and paint sampling to characterize the extent of PCB contamination in accordance with TSCA regulations. Assisted in writing remediation plans based on results of characterization sampling. Observed concrete and soil remediation, and monitored compliance with the remediation plan. Coordinated offsite disposal of remediation waste. Performed verification sampling of soil and concrete. Assisted with preparation of Completion Report documenting remediation activities.

**Conley RAO and AUL, Massport, South Boston, MA.** Responsible for the oversight of subsurface investigations including the advancement of soil borings and the installation, development, and sampling of groundwater monitoring wells. Additional responsibilities included performing an elevation survey and assisting in preparing cost estimates for an extending drilling program.

**Hanscom Arsenic Soil Rao, Massport, Bedford, MA.** Managed and coordinated the excavation and sampling of six test pits for a potential real estate transaction.

**Walpole Realty 917 Main Street, A Massachusetts Limited Partnership, Walpole, MA.** Supervised soil boring advancement and groundwater monitoring well installation. Conducted soil gas sampling and assisted with the assessment and delineation of the extent of tetrachloroethylene (PCE) contamination from an active dry cleaner.

**Construction Monitoring SBMC, The Gillette Company, Boston, MA.** Oversaw the removal of two abandoned 40,000-gallon USTs and performed soil sampling and field screening to assess for contamination in the surrounding soil. Observed the remediation of a hydraulic fuel oil spill that occurred onsite during tank removal activities and conducted the soil sampling in accordance with applicable regulations.

**Blue Hills Reservoir Covered Storage Design Build, Massachusetts Water Resources Authority, Quincy, MA.** Performed bedrock type identification and dip and strike measurements during rock blasting and building construction.

**Nordblom - NWP Master Plan, Nordblom Management Co., Burlington, MA.** Observed excavation and management of soil removed during building renovation. Conducted air monitoring and screened soil for contaminants.

**50 Tufts Street, Confidential Client, Somerville, MA.** Managed the installation of exposure pathway elimination systems to mitigate soil vapor intrusion into numerous residential and commercial buildings. Other project responsibilities included working closely with multiple contractors and city officials; budget tracking and estimating project costs for future installations; and implementing subsurface investigations including sampling indoor and outdoor air, groundwater, and soil gas. Performed the Mann Kendall statistical analysis on groundwater and soil gas data to assess plume stability.



**Development Budget:**

	<i>Total</i>	<i>Residential</i>	<i>Commercial</i>	<i>Comments</i>
161 Acquisition: Land	\$1,399,625	\$1,399,625		
162 Acquisition: Building	\$995,375	\$995,375		
163 <b>Acquisition Subtotal</b>	\$2,395,000	\$2,395,000	\$0	
164 Direct Construction Budget	\$11,350,000	\$11,350,000		(from line 159)
165 Construction Contingency	\$567,500	\$567,500		5.0% of construction
166 <b>Subtotal: Construction</b>	\$11,917,500	\$11,917,500	\$0	

**General Development Costs:**

167 Architecture & Engineering	\$780,000	\$780,000		
168 Survey and Permits	\$50,000	\$50,000		
169 Clerk of the Works	\$70,000	\$70,000		
170 Environmental Engineer	\$711,000	\$711,000		
171 Bond Premium	\$0			
172 Legal	\$110,000	\$110,000		
173 Title and Recording	\$50,000	\$50,000		
174 Accounting & Cost Cert.	\$22,000	\$22,000		
175 Marketing and Rent Up	\$50,000	\$50,000		
176 Real Estate Taxes	\$25,000	\$25,000		
177 Insurance	\$60,000	\$60,000		
178 Relocation	\$30,000	\$30,000		
179 Appraisal	\$30,000	\$30,000		
180 Security	\$0			
181 Construction Loan Interest	\$400,000	\$400,000		
182 Inspecting Engineer	\$45,000	\$45,000		
183 Fees to: DHCD	\$90,000	\$90,000		
184 Fees to:	\$0			
185 MIP	\$0			
186 Credit Enhancement Fees	\$0			
187 Letter of Credit Fees	\$0			
188 Other Financing Fees	\$139,700	\$139,700		
189 Development Consultant	\$60,000	\$60,000		
190 Other:	\$0			
191 Other:	\$0			
192 Soft Cost Contingency	\$65,000	\$65,000		2.4% of soft costs
193 <b>Subtotal: Gen. Dev.</b>	\$2,787,700	\$2,787,700	\$0	

194 <b>Subtotal: Acquis., Const. and Gen. Dev.</b>	\$17,100,200	\$17,100,200	\$0	
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195 Capitalized Reserves	\$500,000	\$500,000		
196 Developer Overhead	\$800,000	\$800,000		
197 Developer Fee	\$800,000	\$800,000		

198 <b>Total Development Costs</b>	\$19,200,200	\$19,200,200	\$0	<b>TDC per unit</b> \$400,004
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199 <b>TDC, Net</b>	\$18,700,200	\$18,700,200	\$0	<b>TDC, Net per unit</b> \$389,588
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## Sources of Funds

### Private Equity:

81 . Developer's Cash Equity	
82 . Tax Credit Equity (net amount) (See line 360, Section 5, page 18.)	\$10,044,000
83 . Developer's Fee/Overhead, Contributed or Loaned	\$
84 . Other Source:	

### Optional user calculations


### Public Equity:

85 . HOME Funds, as Grant	
86 . Grant: CPA	\$600,000
87 . Grant:	\$
88 . Total Public Equity	\$600,000

### Subordinate Debt (see definition):

	Amount	Rate	Amortiz.	Term
89 . Home Funds-DHCD, as Subordinate Debt	\$656,200	0.00%	yrs.	30
Source:				
90 . Home Funds-Local, as Subordinate Debt	\$2,500,000	0.00%	30 yrs.	
Source:	NSC			
91 . Subordinate Debt	\$635,000	0.00%	yrs.	30
Source:	HSF			
92 . Subordinate Debt	\$1,000,000	0.00%	yrs.	30
Source:	AHTF			
93 . Subordinate Debt	\$765,000	0.00%	yrs.	30
Source:	CDBG			
94 . Total Subordinate Debt	\$5,556,200			

### Permanent Debt (Senior):

	Amount	Rate	Override	Amortiz.	Term	MIP
95 . MHFA MHFA Program 1	\$	%	%	yrs.	yrs.	%
96 . MHFA MHFA Program 2	\$	%	%	yrs.	yrs.	%
97 . MHP Fund Permanent Loan	\$	%		yrs.	yrs.	%
98 . Other Permanent Senior Mortgage	\$3,000,000	6.00%		20.00	30.00	%
Source:	Perm Debt					
99 . Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
Source:						

100 . Total Permanent Senior Debt \$3,000,000 (\$0)

101 . Total Permanent Sources \$19,200,200

### Construction Period Financing:

	Amount	Rate	Term
102 . Construction Loan	\$14,044,000	5.00%	12.0
Source:	Constr Loan		
Repaid at:	CO/Stabilized Occ (event)		
103 . Other Interim Loan	\$0	%	mos.
Source:			
Repaid at:	(event)		
104 . Syndication Bridge Loan	\$0	%	mos.
Source:			
Repaid at:	(event)		



**TOWN OF ARLINGTON**  
MASSACHUSETTS 02476  
781 - 316 - 3090

DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

June 16, 2017

Ms. Pamela Hallett  
Executive Director  
Housing Corporation of Arlington  
252 Mass. Ave.  
Arlington, MA 02476

RE: Downing Square and 117 Broadway, Arlington

Dear Pam,

The Town of Arlington strongly supports your efforts to develop affordable rental housing at 117 Broadway (14 units) and Downing Square (34 units). The Town is pleased to support this project by providing funds for acquisition and predevelopment costs from our federal CDBG grant. The Community Preservation Committee has also committed Community Preservation funds to Downing Square. The CDBG funds for the project are structured as a deferred loan with no repayment so long as the project complies with the terms of the Affordable Housing Restriction.

The Town has committed the following funds to the project:

\$200,000	CDBG for Downing Square Environmental Testing in 2014
\$310,000	CDBG for Downing Square, available July, 2017
\$255,000	CDBG for 117 Broadway, 2016-17 (funds released)
<u>\$100,000</u>	<u>Community Preservation Act funding, available July, 2017</u>
\$865,000	Total Funds from the Town

We congratulate you on your efforts to create 48 new affordable rental housing units. It is a pleasure working with you toward our mutual goal of increasing Arlington's affordable housing. Good luck with implementation and completion of the project.

Sincerely,

A handwritten signature in cursive script that reads "Laura Wiener".

Laura Wiener  
Assistant Director of Planning and Community Development

Cc: Jenny Raitt, Director of Planning and Community Development  
Julie Wayman, CDBG Grants Administrator

# NORTH SUBURBAN CONSORTIUM

Phone: 781-324-5720 Ext 5729

Fax: 781-322-3734

*Serving the communities of*

MALDEN □ MEDFORD □ ARLINGTON □ CHELSEA □ EVERETT □ MELROSE □ REVERE □ WINTHROP

December 9, 2016

Pam Hallett  
Executive Director  
Housing Corporation of Arlington  
20 Academy Street  
Arlington, MA 02174

**Re: 19R Park Ave. & 117 Broadway, Arlington, MA (the "Project")**

Dear Ms. Hallett:

I am pleased to inform you that at a meeting on December 7<sup>th</sup>, 2016 the North Suburban Consortium ("NSC") Board of Directors voted to reserve \$2,500,000 in NSC HOME Investment Partnership Program (the "HOME Program") funds to loan to the Housing Corporation of Arlington or its affiliates ("Developer") to assist in the rehabilitation of the above referenced property in Arlington to be used as affordable rental housing. Execution of this letter will reserve HOME funds for this project. Funds will be formally committed via an executed conditional commitment agreement ("Agreement") when conditions described herein are completed to the satisfaction of the NSC staff.

The following conditions apply to this reservation:

1. All 48 units (includes 9 handicap/ sensory accessible units) provided by the Project shall be HOME-assisted units. 14 units and deemed High HOME Units, restricted to rents deemed affordable to households at or below 60% Median Family Income (MFI) for the greater Boston Area by the U.S. Department of Housing and Urban Development. 34 units will be located at 19R Park Ave and remaining 14 units will be located at 117 Broadway in Arlington. A total of 14 units from both sites will be designated for households at or below 30% MFI.
2. An NSC HOME Affordable Housing Rental Restriction outlining these terms and conditions must be placed on the property for a minimum of 20 years. It is understood that an Affordable Housing Rental Restriction in perpetuity that mirrors the HOME restriction, will be executed by the Town of Arlington will also encumber the property;
3. The loan shall have a deferred loan for a period of twenty (20) years (until the first mortgage has been paid off) and carry an interest rate of 0%; The loan (all principal and other payments) will be amortized for the subsequent twenty (20) years and shall be payable in full on the "Maturity Date" (as determined by the maturity date on the note and the mortgage).
4. All 48 HOME units must meet Housing Quality Standards and be in compliance with the NSC HOME Affordable Rental Restriction and all other applicable federal regulations prior to Project completion;

5. Updated budgets for the Project and financial statements from the Developer shall be subject to internal underwriting and subsidy layering review and the reasonable approval of the NSC before the legal commitment of the funds.
6. Developer is responsible for complying with Uniform Relocation Act and providing appropriate notices to all tenants (commercial/residential), if applicable.
7. This Loan is subject to the Developer obtaining all other financing required in order to complete the Project.
8. Handicap Households (households needing the features of a Disabled-Accessible unit) will be given priority for the Disabled-Accessible units.
9. Developer will be responsible for any legal expenses incurred by the NSC in preparation of the legal documents related to the loan, whether or not the loan closes, for expenses related to title research and title insurance and for recording fees related to the loan;
10. Developer will be required to comply with all other regulations governing the HOME program as outlined under 24 CFR Part 92, including but not limited to the following: Davis Bacon (24 CFR 92.354), Environmental Review (24 CFR 92.352), an affirmative fair marketing plan must be submitted for approval from the NSC (24 CFR 92.351), units must meet all federal requirements and nondiscrimination established in (24 CFR 92.350), all records must be submitted in order to assist the NSC in record keeping and reporting requirements (24 CFR 92.504), and disbursement of funds will be for eligible costs only (24 CFR 92.504).

This reservation is contingent upon the Developer securing financing in the amount necessary in order to complete the project. Additional terms and conditions shall apply to the loan, shall be further described in additional documents such as the NSC Conditional Commitment Agreement and legal documents that must be executed prior to drawing down NSC HOME funds.

After you have reviewed the terms and conditions outlined above, please acknowledge your acceptance by signing below and returning the original to the Malden Redevelopment Authority. If you need further information or clarification of this reservation, please do not hesitate to call Laura Wiener at (781) 316-309 or Dee Bireddy at (781) 324-5720.

Sincerely,

Deborah A. Burke  
Executive Director  
Malden Redevelopment Authority  
"Representative Member"

**Accepted:**

---

**Pam Hallett, Executive Director  
Housing Corporation of Arlington**

**Date**

Property Address: 122 Lowell Street and 19R Park Avenue, Arlington



2016 00147520

Bk: 67880 Pg: 1 Doc: DEED  
Page: 1 of 4 08/25/2016 10:00 AM

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 08/25/2016 10:00 AM  
Crt# 249222 10414 Doc# 00147520  
Fee: \$6,475.20 Cons: \$1,420,000.00

*Massachusetts Quitclaim Deed*

GEORGE W. GATELY, JR. and EDWARD A. HOVSEPIAN, as TRUSTEES OF E & G REALTY TRUST under Declaration of Trust dated October 22, 2002 and recorded with the Middlesex South District Registry of Deeds in Book 36855, Page 32, of Weston, Massachusetts

*for consideration paid, and in full consideration of ONE MILLION FOUR HUNDRED TWENTY THOUSAND AND 00/100 (\$1,420,000.00) DOLLARS*

grant to HOUSING CORPORATION OF ARLINGTON, a Massachusetts non-profit corporation with a business address of 252 Massachusetts Avenue, Arlington, MA 02474

*with Quitclaim Covenants*

PARCEL ONE (122 Lowell Street, Arlington):

A certain parcel of land with the buildings thereon in Arlington, being Lot C-1 as shown on a plan of land in Arlington, Massachusetts, by Fred A. Joyce, Surveyor, dated November 28, 1955, recorded with the Middlesex South District Registry of Deeds at the end of Book 8644.

PARCEL TWO (19R Park Avenue, Arlington):

A certain parcel of land with the buildings thereon in Arlington being Lot B as shown on a plan of land in Arlington, Mass., by Fred A. Joyce, Surveyor, dated July 19, 1954 recorded with Middlesex South District Registry of Deeds as Plan #1194 of 1954 in Book 8293, Page 174, together with a right of way for the benefit of said Lot B over that portion of Lot A marked "right of way" as shown on said plan.

The premises are also described as follows:

That certain parcel of land in Arlington, Middlesex County, Massachusetts shown on a plan of survey entitled "ALTA/NSPS Land Title Survey 19R Park Avenue Arlington, Massachusetts" Prepared For: Housing Corporation of Arlington Date: October 22, 2013 and last updated on July 5, 2016 Scale 1" = 20' prepared by Nitsch Engineering and bounded and described as follows:

Please return to: Terence J. Nolan  
Fidelity National Title Ins. Co.  
133 Federal Street, 3<sup>rd</sup> Floor  
Boston, MA 02110

**Lot C1 – 122 Lowell Street, Arlington, MA**

BEGINNING AT SPIKE FOUND (SPK FND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWELL STREET;

THENCE S81°03'52"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.90' TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00' AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.68' TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S25°28'08"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.88' TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOT A AS SHOWN ON PLAN 1194 OF 1955;

THENCE S82°17'18"W ALONG SAID LOT A, A DISTANCE OF 22.29' TO A POINT;

THENCE S78°45'58"W ALONG SAID LOT A, A DISTANCE OF 30.39' TO A POINT AT THE INTERSECTION OF SAID LOT A AND THE EASTERLY LINE OF LOT B AS SHOWN ON SAID PLAN 1194 OF 1955;

THENCE N8°00'02"W ALONG SAID LOT B, A DISTANCE OF 10.37' TO A POINT;

THENCE N81°03'52"W ALONG SAID LOT B, A DISTANCE OF 25.10' TO A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT B AND THE EASTERLY LINE OF LAND N/F 116-118 LOWELL STREET GROUP, LLC;

THENCE N8°56'08"E ALONG SAID EASTERLY LINE, A DISTANCE OF 100.00' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 9,153 SQUARE FEET OF LAND MORE OR LESS.

**Lot B – 19R Park Avenue, Arlington, MA**

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE MINUTEMAN COMMUTER BIKEWAY, A DISTANCE OF 56.41' FROM THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S83°41'48"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 237.70' TO POINT AT THE INTERSECTION OF SAID NORTHERLY RIGHT-



OF-WAY LINE AND THE EASTERLY LINE OF LAND NOW OR FORMERLY OF  
(N/F) SHAKARYAN, MIKHAIL R. & KAMEL A.;

THENCE N18°18'08"E ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF  
LANDS N/F MACKEY, PAUL J. JR. & SANDRA L., N/F 10-12 LOWELL STREET  
PLACE CONDOMINIUM, AND N/F GEARY, PAUL B. TRUSTEE, A DISTANCE  
OF 166.15' TO A POINT AT THE INTERSECTION OF SAID EASTERLY LINE OF  
LAND N/F GEARY, PAUL B. TRUSTEE AND THE SOUTHERLY LINE OF LAND  
N/F BOURIKAS, VASSILIOUS & MARIA;

THENCE S81°03'52"E ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE  
OF LANDS N/F GAETA, RONALD & DONNA M., N/F 116-118 LOWELL STREET  
CONDOMINIUM, N/F 116-118 LOWELL STREET GROUP, LLC, AND LOT C1 AS  
SHOWN ON PLAN 2464 OF 1954, A DISTANCE OF 231.59' TO A POINT;

THENCE S8°00'02"E ALONG SAID LOT C1 AND THE WESTERLY LINE OF LOT A AS  
SHOWN ON PLAN 1194 OF 1955, A DISTANCE OF 34.37' TO A POINT;

THENCE S83°10'08"W ALONG SAID LOT A, A DISTANCE OF 54.59' TO A POINT;

THENCE S4°53'52"E ALONG SAID LOT A, A DISTANCE OF 55.34' TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 29,181 SQUARE FEET MORE OR LESS.

The undersigned certify under the pains and penalties of perjury that the premises are not  
homestead property of the grantor trustees or any trust beneficiary.

Meaning and intending to convey the premises conveyed to grantor by two deeds as follows:  
Deed from Robert J. Roswell, Trustee of 122 Lowell Street Nominee Trust dated March 1, 2004  
and recorded with the Middlesex South District Registry of Deeds in Book 42150, Page 573 (as  
to Parcel One); and Deed from Robert J. Roswell, Trustee of 19 Rear Park Nominee Trust dated  
March 1, 2004 and recorded with the Middlesex South District Registry of Deeds in Book 42150,  
Page 575 (as to Parcel Two).

Witness our hands and seals this 22<sup>nd</sup> day of August, 2016.

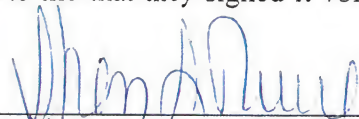
E & G REALTY TRUST

By   
GEORGE W. GATELY, JR., TRUSTEE

By  Trustee  
EDWARD A. HOVSEPIAN, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

On this 22<sup>nd</sup> day of August, 2016, before me, the undersigned notary public, personally appeared George W. Gately, Jr. and Edward A. Hovsepian, Trustees of E & G Realty Trust, proved to me through satisfactory evidence of identification, which were Personal Knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as Trustees of E & G Realty.

  
My commission expires: \_\_\_\_\_



SHARON L. RUSSELL  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
MY COMMISSION EXPIRES JANUARY 27, 2017

Property Address: 117 Broadway, Arlington, Massachusetts

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 09/15/2014 03:17 PM  
Ctrl# 212223 05438 Doc# 00140494  
Fee: \$4,537.20 Cons: \$995,000.00



2014 00140494  
Bk: 64233 Pg: 186 Doc: DEED  
Page: 1 of 2 09/15/2014 03:17 PM

### QUITCLAIM DEED

I, Richard A. Sacco, Trustee of the J R Trust, under Declaration of Trust dated December 12, 1983 recorded at Middlesex South District Registry of Deeds in Book 15359, Page, 128

In consideration paid in the amount of \$995,000.00, the receipt of which is hereby acknowledged

Grant to the Housing Corporation of Arlington, a Massachusetts Corporation with a principal address at 20 Academy Street, Arlington, Massachusetts 02476

With Quitclaim Covenants,

A certain parcel of land situated in Arlington, Middlesex County, Massachusetts, with the buildings thereon, being shown as Lot 1 on a plan entitled "Sub-division of land in Arlington, Massachusetts, dated February 1952, Jos. J. Sullivan, C.E., recorded with Middlesex South District Deeds, Book 7865, Page 553, and being bounded and described as follows:

NORTHEASTERLY by land of the Town of Arlington, ninety (90) feet;

SOUTHEASTERLY by Lot 2 as shown on said plan, One Hundred twenty and 01/100 (120.01) feet;

SOUTHWESTERLY by Broadway as shown on said plan, Ninety (90) feet; and

NORTHWESTERLY by Everett Street as shown on said plan, One Hundred Twenty and 01/100 (120.01) feet.

Containing 10,800 square feet of land according to said plan.

The Seller is not classified for the current taxable year as a corporation for federal income tax purposes.

For title reference, see Deed recorded at Middlesex South District Registry of Deeds in Book 15359, Page 136.

Please return to: Terence J. Nolan  
Fidelity National Title Ins. Co.  
133 Federal Street, 3<sup>rd</sup> Floor  
Boston, MA 02110

WITNESS my hand and seal this 6<sup>th</sup> day of August, 2014.

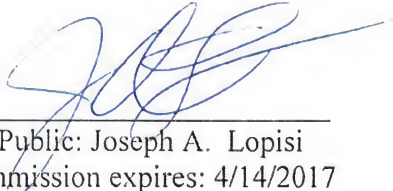
J R Trust

Richard A. Sacco, Trustee  
By: Richard A. Sacco, Trustee

**COMMONWEALTH OF MASSACHUSETTS**

MIDDLESEX, SS

On this 6<sup>th</sup> day of August, 2014, before me, the undersigned notary public, personally appeared Richard A. Sacco, Trustee of the J R Trust and proved to me through satisfactory evidence of identification, which consisted of CA. Dr. Lic to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, individually and in his capacity as Trustee.

  
Notary Public: Joseph A. Lopisi  
My commission expires: 4/14/2017



Joseph A. Lopisi  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires:  
April 14, 2017



## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3519

DECISION  
Special Permit under  
ENVIRONMENTAL DESIGN REVIEW

Applicant: Housing Corporation of Arlington  
Property Address: 19R Park Ave. Arlington

Date of Hearing: November 7, 2016

Continued to: December 5, 2016


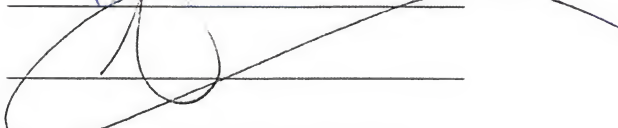
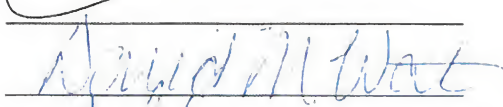

Date of Decision: December 5, 2016

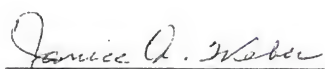
Twenty Day Appeal Period passed on December 24. No Appeals were made.

Date of Filing December 16, 2016

Members  
Approved

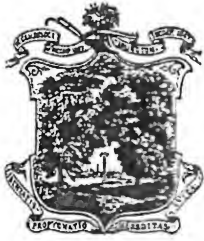
Opposed

  
Town Clerk's Certification  
ASSISTANT







## TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

### DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

#### DECISION OF THE BOARD

EDR DOCKET # 3519

19 Rear Park Avenue

Housing Corporation of Arlington

December 5, 2016

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This Decision applies to the Special Permit application filed by Housing Corporation of Arlington (HCA) to build thirty-four (34) units of affordable housing at 19Rear Park Avenue. Multi-family residential development is allowed by Special Permit in the R-7 district according to Section 5.04, Table of Use Regulations, of the Arlington Zoning Bylaw. The application requested a reduction in the required parking with Transportation Demand Management, from forty-eight (48) to twenty-three (23) spaces, under Section 8.01(a)(3). Further, a special permit under section 11.06 Environmental Design Review is needed due to the project's location abutting the Minuteman Bikeway, and its size of six (6) or more housing units.

A public hearing was held on November 7 and continued to November 21 and December 5, 2016.

**Materials submitted for consideration of this application:**

- 19R Park Ave.: Buildings A & B, Arlington, MA, dated December 5, 2016
- Application for Special Permit in Accordance with Environmental Design Review Procedures, 19 R Park Avenue, dated 10-13-2016
- Impact statement of the Housing Corporation of Arlington Pursuant to Article 11, Section 11.06 and Statement addressing Special Permit Criteria Set out in Article 10, Section 10.11(a) of the Arlington Zoning Bylaw
- HCA's Transportation Demand Management Plan for Downing Square and 117 Broadway, submitted 11/17/2016
- Transportation Impact Report, 19R Park Avenue, Arlington, MA, November 2016, (Revised December, 2016), Prepared for: Housing Corporation of Arlington, Prepared by: BSC Group.
- Memo from Transportation Advisory Committee to Arlington Redevelopment Board, Subject: 19R Park Avenue Traffic Impact Study, dated November 21, 2016.
- Memo to Arlington Redevelopment Board from Sam Offei-Addo, PE, PTOE and Joanna Kavalakis, PE, PTOE of BSC Group, Re. Response to Comments by Arlington Transportation Advisory Committee (TAC) 19R Park Avenue—Transportation Impact Report, dated December 1, 2016.
- Memo to Jennifer Raitt, Director of Planning and Community Development and Redevelopment Board members from Laura Wiener, Assistant Director of Planning, Re. Additional information and clarifications for 117 Broadway and 19 Rear Park Avenue, dated November 7, 2016.
- Memo to Arlington Redevelopment Board from Jennifer Raitt, Secretary Ex Officio, Subject: EDR Report, Docket #3519, 19 Rear Park Avenue, dated November 7, 2016

In order to grant this Special Permit, the following criteria must be met.

**Section 10.11a-1** The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

An apartment building is an allowed use requiring a special permit in the R-7 Multi-family Zoning District. The Board finds that the proposal meets this standard.

**Section 10.11a-2** The requested use is essential or desirable to the public convenience or welfare.

There is significant demand for all types of affordable housing in Arlington, including family housing and smaller units for single individuals of any age. HCA will develop thirty-four (34) units of varying sizes for rent to households earning at or below 60% of the area median income. The requested use is desirable to the public welfare. The Board finds that the proposal meets this standard.

**Section 10.11a-3** The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

Access to the residential units at this location will occur from a driveway on Lowell Street. The bylaw requires forty-eight (48) parking spaces, but can be reduced to 25% by Special Permit. The Applicant is proposing twenty-three (23) parking spaces, less than one space per unit, utilizing Transportation Demand Management (TDM). This will reduce traffic congestion in and around the site. A TDM Plan was reviewed and approved by the Board. The Board finds this standard is met.

**Section 10.11a-4** The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

Final drainage plans must be approved by the Town Engineer prior to issuance of a building permit. The Board finds this standard is met.

**Section 10.11a-5** Any special regulations for the use, set forth in Article 11 are fulfilled.

**EDR-1 Preservation of Landscape:** The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The present condition of the lot is deteriorated, overgrown, and covered with weeds and debris. Any environmental pollutants will be mitigated prior to development. A preliminary landscaping plan has been approved. The Board finds this standard is met.

**EDR-2 Relation of the Building to the Environment:** Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.

The view of the building from the Bikeway is attractive and appears to maintain a number of mature trees. Because of the grade change between Park Avenue and the Bikeway, the density and height of the four-story structure will fit into the neighborhood. The smaller building that is located at the corner of Park Avenue and Lowell Street has been redesigned to blend into the neighborhood. The Board finds that the proposal meets this standard.

**EDR-3 Open Space:** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The project covers 42% of the lot area, leaving more than half the lot as open space. The location of the main building, facing the Bikeway, is as much as 38' back from the Bikeway in some locations. The tenants of the property will have easy access to the Bikeway, which provides open space and recreational opportunities. In addition, the project will provide access to the Bikeway from Lowell Street, for all bike path users, including people with mobility impairments. The Board finds that the proposal meets this standard.

**EDR-4 Circulation:** With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Access to the site will be provided via a single driveway from Lowell Street. There will be a secondary access road from Park Avenue for emergency vehicles only, on a right of way owned by the abutter. An important feature of the plan is that it will promote non-vehicle transportation, by providing easy access to the Bikeway and indoor bike storage on the site. The plan includes a single driveway off Lowell Street for vehicle access and also provides a pedestrian walkway that connects from Lowell Street to the Bikeway. The Board finds that the proposal meets this standard.

**EDR-5 Surface Water Drainage:** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 10.11,b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The Town Engineer will need to approve a plan for surface water drainage. The project also will need a permit from the Conservation Commission due to its proximity to the No Name Brook.

**EDR-6 Utilities Service:** Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

All utilities will be installed underground. The Board finds that the proposal meets this standard.

EDR-7 Advertising Features: The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.  
No signs are anticipated. The Board finds that the proposal meets this standard.

EDR-8 Special Features: Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.  
Trash and recycling facilities will be indoors. A lighting plan will be reviewed and approved by the Board prior to issuance of a Building Permit. The Board finds that the proposal meets this standard.

EDR-9 Safety: With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.  
The project provides access for fire trucks and other safety equipment. The Board finds that the proposal meets this standard.

EDR-10 Heritage: With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.  
The property is listed on Arlington's Inventory of Historically and Architecturally Significant Buildings. There are no longer any buildings on this property as it is completely vacant. The Applicant has reviewed the Town Bylaw Article 6 to determine if there are any requirements. The Applicant has also conferred with the Massachusetts State Historic Preservation Officer regarding any historic nature of the property. There do not appear to be any concerns with the plan as submitted in regard to historic preservation. The Board finds that the proposal meets this standard.

EDR-11 Microclimate: With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.  
The materials and mechanical equipment will minimize noise, as stated by the Applicant. The Board finds that the proposal meets this standard.

EDR-12 Sustainable Building and Site Design: Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The project scores in the highest category for LEED Neighborhood Development. It is in a Smart Location based on its proximity to transit, existing infrastructure, and shopping and recreational opportunities. The buildings will be very energy efficient. The Board finds this standard is met.



**Section 10.11a-6**        The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

Affordable housing is a desired use for the Town. The lot is in poor condition and will benefit from this development. The Board finds that the proposal meets the criterion.

**Section 10.11a-7**        The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

Although located across the street from 20 Westminster Ave, a recently-permitted affordable housing development by HCA, the need for affordable housing is so extreme in Arlington that these two projects together will not result in an excess of this use. The Housing Production Plan incorporated 19R Park Ave and 117 Broadway developments into the housing pipeline to meet housing needs and demand. Many more affordable housing units are needed to meet local need and market demand. The project will be a positive addition to the area, and will provide customers for the nearby Arlington Heights business district. The Board finds that the proposal meets this criterion.

#### **General Conditions**

1. The final plans and specifications for the site, including all buildings, signs, exterior lighting, landscaping, bike parking locations and types of rack, and sidewalk materials and dimensions shall be subject to the approval of the Arlington Redevelopment Board prior to issuance of a Building Permit. The Board shall review and approve samples of exterior materials. Final plans and specifications shall include complete information concerning colors, materials, lighting and other features that comprise the details of the final design.
2. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development, and that proposed site drainage is adequate.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, including abutting sidewalks and the pedestrian walkway from the sidewalk to the Bikeway, shall be the responsibility of the owner and shall be accomplished in accordance with the Town bylaws.
5. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of the Bylaws of the Town of Arlington.
6. Trash shall be picked up only on weekdays and only between the hours of 7:00 am and 6:00 pm, Monday through Friday.
7. No final or permanent Certificate of Occupancy shall be issued on this project until the project is completed in its final form and all conditions within this permit have been met.
8. Upon the issuance of the Building Permit the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

### Special Conditions

1. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and shall replace and repair as necessary to remain in compliance with the approved site plan.
2. The Applicant shall show evidence of agreement with Zipcar or provide an alternative TDM method prior to issuance of a Final Certificate of Occupancy.
3. The Applicant shall continuously abide by the Transportation Demand Management (TDM) Plan dated November 17, 2016, in keeping with Section 8.01(a)(3) of the Zoning Bylaw. Applicant shall conduct a survey of residents six months after the date of the Certificate of Occupancy, in order to determine a baseline mode split for the project (percentage of resident households using cars, bikes, transit or walking as their primary mode). The survey, which shall be provided to the Director of Planning and Community Development (hereinafter "the Director"), shall include questions to determine if additional resident households could be using alternatives to a car and impediments to increasing non-vehicle travel to the site. One year from the date of the first report and annually thereafter, a similar report based on survey data will be delivered to the Director. If vehicle usage is increased from the baseline report to an extent requiring reconsideration, owner shall work with the Director to reduce vehicle usage. Report to the Director shall include survey results, and the following additional information:
  - a. Number of households with one or more cars parked on the site.
  - b. Number of households with bikes on the site.
  - c. Incentives provided to households by the Applicant, and actual usage of incentives (i.e. how many bicycles are usually parked on-site, how many transit passes are purchased, and how much subsidy is provided)
  - d. If subsidies are being provided to resident households, how many and of what type.

DOCUMENTS REVIEWED

1. Notice of Intent for work at 19R Park Avenue, Arlington, MA, signed by James J. DeVellis, P.E. of DeVellis Zrein, Inc. on the Applicant: Arlington Housing Corporation of Arlington, dated September 13, 2017, including Drainage Report and Stormwater Management Plan of September 13, 2017 by DeVellis Zrein, Inc.
2. Plans accompanying Notice of Intent, by DeVellis Zrein, Inc. and Goddard Consulting, LLC, dated August 28, 2017, with Cover Sheet and sheets SP-1, C-1, C-2, C-3, C-4, and C-5.
3. Drainage Report and Stormwater Management Plan of September 13, 2017, revised October 12, 2017 by DeVellis Zrein, Inc.
4. Plans accompanying Notice of Intent, by DeVellis Zrein, Inc. and Goddard Consulting, LLC, dated August 28, 2017, revised October 11, 2017, with Cover Sheet and sheets SP-1, C-1, C-2, C-3, C-4, and C-5.
5. Fee Waiver Request, September 14, 2017
6. Notice of Intent Plan Update Submission by James J. DeVellis, P.E., dated November 6, 2017, with alternatives analysis, Stormwater Operations and Maintenance Plan, revised through November 11, 2017.
7. Request for Variance from 2:1 Compensatory Flood Storage, by James J. DeVellis, P.E., dated November 6, 2017.
8. Letter from James J. DeVellis, P.E. to DEP Northeast Regional Office re: DEP File No. 091-0287, dated November 7, 2017.
9. Letter from GEI Consultants to Pamela Hallett, Housing Corp of Arlington, re: Scope of Work for TSCA PCB Characterization, dated May 9, 2017.
10. Plans accompanying Notice of Intent, by DeVellis Zrein, Inc. and Goddard Consulting, LLC, dated August 28, 2017, revised October 11, 2017 and November 2, 107, with Cover Sheet and sheets SP-1, C-1, C-2, C-3, C-4, and C-5.
11. Survey dated March 12, 2004 showing existing buildings on site.
12. GEI Property Plan dated August 2016 showing current foundations on site.
13. Site Plan Sheet #2 from GZA, dated February 2009.
14. PCB in Soil Plan from GZA, dated May 7, 2009.

15. Memo dated October 19, 2015 from GEI to Housing Corp of Arlington regarding clean-up costs.
16. Undated from GEI regarding no written cleanup plan yet.
17. eDEP Transaction Copy of BWSC107 Tier Classification Form, dated April 4, 2017.
18. Scope of Work for TSCA PCB Characterization from GEI to Housing Corp of Arlington, dated May 9, 2017.
19. Periodic Review Opinion and Post-Temporary Solution Status Report, by GEI Consultants, dated July 28, 2017.
20. DRAFT Phase I and II Environmental Site Assessment, 19R Park Ave, Arlington, by GEI Consultants, November 18, 2013.
21. Phase I and II Environmental Site Assessment, 19R Park Ave, Arlington, by GEI Consultants, February 24, 2014.
22. ASTM Phase I Environmental Site Assessment, 117 Broadway, Arlington, by GEI Consultants, October 17, 2016.
23. Noise Abatement and Control – Checklist for HUD or Responsible Entity, Feb. 2015.
24. HUD Sound Compliance Monitoring, by Tech Environmental, August 14, 2017.
25. Phase I and II Reports dated February 28, 2014.
26. Updated Phase I Environmental Site Assessment, 19R Park Avenue, Arlington, GEI Consultants, dated August 11, 2016.
27. Soil Management and Boring Location Plan (Total PCBs 0-2 feet), Draft, Fig 3, November 2017, by GEI Consultants.
28. Soil Management and Boring Location Plan (Total PCBs 2-4 feet), Draft, Fig 4, November 2017, by GEI Consultants.
29. Soil Management and Boring Location Plan (Total PCBs 4-6 feet), Draft, Fig 5, November 2017, by GEI Consultants.
30. Soil Management and Boring Location Plan (Total PCBs 6-8 feet), Draft, Fig 6, November 2017, by GEI Consultants.
31. Soil Management and Boring Location Plan (Total PCBs 8-10 feet), Draft, Fig 7, November 2017, by GEI Consultants.



32. ASTM Phase I Environmental Site Assessment, 117 Broadway, Arlington, by GEI Consultants, October 17, 2016.

PROCEDURAL SUMMARY

The Conservation Commission held public hearings on the Notice of Intent on October 19, 2017 and November 16, 2017. At the October 19, 2017 hearing, the Commission voted 6-0 to waive a portion of the filing fee under the Arlington Wetlands Protection Bylaw (the "Bylaw"). The Commission closed the hearing on November 16, 2017 and deliberated and voted 6-0 to grant the requested variance, and voted 6-0 to approve the Project with conditions under the Wetlands Protection Act (the "Ac") and voted 6-0 to approve the Project with conditions under the Bylaw.

FINDINGS OF FACT AND LAW  
UNDER ARLINGTON WETLANDS PROTECTION BYLAW  
AND WETLANDS PROTECTION ACT

- A. The Project as revised and approved involves the construction of two buildings containing 34 residential units with associated site improvements including parking area, pedestrian pathways, landscaping, lighting, stormwater management (including two stormceptor units), and utilities. The residential units will be restricted to low- and moderate-income occupants. The Project also includes construction of a pedestrian bridge from the Project site across land and the No Name Brook for access to the Minuteman Bikeway. The Project also involves remediation activities pursuant to M.G.L. c. 21E and the Massachusetts Contingency Plan ("MCP") due to the presence of Hazardous Materials on the project site.
- B. The Project site is approximately 0.88 acres located at the southwest corner of the intersection of Park Avenue and Lowell Street. The Minuteman Bikeway parallels the southern property boundary, with a stream known as No Name Brook or Bow Run between the Bikeway and property line.
- C. The project site was formerly occupied by a welding shop, automotive shop, community vehicle storage garage, scrap yard, and other uses. Portions of foundations for such buildings are present on the site, some below the surface. The former buildings were demolished in 2004. The site presently is vacant and overgrown with vegetation. The former buildings were located closer to the adjacent stream and Minuteman Bikeway than the Project Proposes.
- D. The following Resource Areas are present on the site or within 100 feet of the lot lines: stream, Bank to stream, Adjacent Upland Resource Area ("AURA") (Bylaw) and Buffer Zone (Act) to Bank, and Bordering Land Subject to Flooding (the 100-year (1 % chance) floodplain). The Commission finds accurate the delineation of Resource Areas shown on the approved Project Plan.
- E. More than three years ago, the Commission approved a multi-unit residential development project at this site, but that project never commenced.

- F. In August 2016, the Applicant, Housing Corporation of Arlington, became owner of the site.
- G. The planting schedule on plan sheet C-3 meets the requirements of Section 25 of the Commission's regulations for Vegetation Replacement. 6 trees with a combined caliper of 47 inches will be replaced with 17 trees with a combined caliper of 51 inches. Additionally, shrubs and perennials will be installed.
- H. The Resource Areas on and adjacent to the Property are significant to the Resource Area values protected by the Act and by the Bylaw, as specified in the Bylaw Regulations and 310 CMR 10.00 for each Resource Area.
- I. The existing foundations constitute an existing structure within 50 feet of the adjacent resource area within the AURA.
- J. The Commission finds that the Applicant met its burden of demonstrating that no other reasonable alternatives were available or practicable for work in the AURA as required in Section 25 of the Commission's Regulations for Wetlands Protection.
- K. The Applicant revised its stormwater management plan and calculations several times in response to comments.
- L. Based on the testimony at the public hearings, and review of the application materials and the documents listed above submitted during the public hearings, the Commission concludes that while the proposed Project will alter Resource Areas under the Act and Bylaw, the work as conditioned will not have significant or cumulative effects upon the interests of the Wetlands Protection Act or the Resource Area values of the Arlington Wetlands Bylaw, and the conditions imposed will protect the Resource Area values. With the conditions contained herein, the Project meets the performance standards in the Bylaw Regulations and state Wetlands Regulations, 310 CMR 10.00.

Additional Special Conditions

In addition to the General Conditions (numbered 1 – 20 above), the Project is subject to the following Additional Special Conditions (under both the Act and Bylaw):

- 21. Work permitted by this Order and Permit shall conform to the Notice of Intent, latest plans and documents (listed above), and oral representations (as recorded in hearing minutes) submitted or made by the Applicant and the Applicant's agents or representatives, as well as any plans and other data, information or representations submitted per these Conditions and approved by the Commission.
- 22. The provisions of this Order and Permit shall apply to and be binding upon the Applicant and Applicant's assignees, tenants, employees, contractors, and agents.

23. No work shall be started under this Order until: (a) all other required permits or approvals have been obtained and (b) the appeal period of ten (10) business days from the date of issue of this Order has expired without any appeal being filed. No work shall be started under this Permit until all other necessary permits or approvals have been obtained.
24. The Applicant shall ensure that a copy of this Order of Conditions and Permit for work, with any referenced plans, is available on site at all times, and that contractors, site managers, foremen, and sub-contractors understand its provisions.
25. Prior to starting work, the Applicant shall submit to the Commission the names and 24-hour phone numbers of numbers of project managers or the persons responsible for site work or mitigation.
26. Before work begins, erosion and sediment controls shall be installed at the limits of the work area. These will include a silt fence and straw wattle or staked strawbales around the entire work area (haybales are not allowed).
27. The contractor shall contact the Conservation Agent ([LShepherd@town.arlington.ma.us](mailto:LShepherd@town.arlington.ma.us); 781-316-3012) to arrange for a site walk to confirm the installation and placement of erosion controls prior to the start of any grading or construction work.
28. All dumpsters must be covered at the end of each work day, and no dumpsters will be allowed overnight within the 100 foot Buffer Zone or Adjacent Upland Resource Areas ("AURA") or other Resource Areas.
29. No uncovered stockpiling of materials shall be permitted overnight within 100 feet of any waterway or water body.
30. Areas that are disturbed by construction and access activities shall as soon as possible be brought to final grade and reseeded and restabilized, and shall be done so prior to the removal of the erosion control barrier.
31. Arrangements shall be made for any rinsing of tools, equipment, etc. associated with on-site mixing or use of concrete or other materials. In no case may this be placed in stormdrains without prior settling of fines. Any spillage of materials shall be cleaned up promptly.
32. Any dirt or debris spilled or tracked onto any paved streets shall be swept up and removed daily.
33. In the event of discovery of hazardous materials on the site during excavation work, clean up of these materials shall conform to the requirements and standards of State law and regulations.
34. No heavy equipment may be stored overnight within 50 feet of the wetland and no refueling or maintenance of machinery shall be allowed within the 100-foot Buffer Zone and Adjacent Upland Resource Area or within any Resource Area.

35. The Commission, its employees and its agents shall have the right of entry onto the site to inspect for compliance with the terms of this Order of Conditions and Permit.
36. When requesting a Certificate of Compliance for this Order of Conditions, the Applicant must submit a written statement from a Massachusetts professional engineer, registered land surveyor, or registered landscape architect certifying that the completed work complies with the plans referenced in this Order, or provide an as-built plan and statement describing any differences.
37. At least 21 days prior to work commencing, the Applicant shall submit to the Commission for its review and approval the dewatering plan from the Applicant's Phase IV report.
38. Dewatering must be to a frac tank and shall not be discharged into any Resource Area.
39. The Applicant shall consider replacing the proposed Taxus trees for something less harmful to public health and shall consider using a greater diversity of tree and plant species.
40. The Applicant shall implement tree protection measures as specified in the Commission's Bylaw Regulations. The Applicant shall protect, to the extent practicable, trees on or just beyond the western boundary of the Project site.
41. A dust mitigation plan must be submitted to the Commission prior to work commencing and must be adhered to during all work.
42. No building utilities other than utility lines shall be located in the basement or below the elevation of the 100-year floodplain. Stormwater storage is permitted below the building.
43. Stormceptor units shall be inspected quarterly for the first two years following occupancy of the first residential unit; the date of and level of sediments shall be noted for each inspection. Stormceptor units shall be cleaned out annually for the first two years following occupancy of the first unit. Within 60 days of the end of the each year of the initial two-year period, the Applicant shall file a report with the Commission specifying the dates of each inspection and levels observed and proposing how frequency inspections shall be conducted in subsequent years. Based on said annual reports, the Commission shall establish the frequency of inspection.
44. There shall be no stock piling of excavated soils within 50 feet of No Name Brook.
45. Metals found in the soil during PCB excavation shall be removed as per M.G.L. c. 21E and the Massachusetts Contingency Plan.
46. Stormwater drainage systems shall be maintained in accordance with the project plans and "Operation and Maintenance Plan". No components may be replaced without the permission of the Conservation Commission. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**

47. Pervious surfaces shown on the project plans shall be maintained and not replaced by impervious surfaces. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**
48. The landscaping shown on Sheet C-3 shall be maintained. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**





## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3520

DECISION  
Special Permit under  
ENVIRONMENTAL DESIGN REVIEW

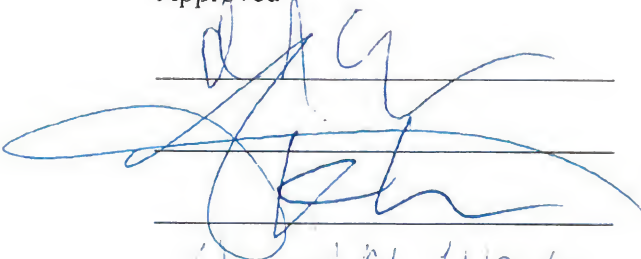
Applicant: Housing Corporation of Arlington  
Property Address: 117 Broadway Arlington

Date of Hearing: November 7, 2016  
Continued to: November 21, 2016  
Date of Decision: November 21, 2016

Date of Filing December 1, 2016

Members  
Approved

Opposed

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Armin M. Wat  
\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Stephane L. Lucarelli  
Town Clerk's Certification





## TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

### DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

#### DECISION OF THE BOARD

EDR DOCKET # 3520

117 Broadway

Housing Corporation of Arlington

November 21, 2016

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This Decision applies to the Special Permit application filed by Housing Corporation of Arlington to develop a mixed use property at 117 Broadway, containing 14 units of affordable rental housing and 5,089 square feet of commercial space on the first floor. Mixed-use is allowed by Special Permit in the B4 district according to Section 5.04, Table of Use Regulations, of the Arlington Zoning Bylaw.

The application requested a reduction in the required parking from 28 spaces to 17. A reduction to twenty-five (25%) percent of the required parking is allowed by Special Permit under section 8.01(a). Additional FAR of 20% is allowed under Section 6.12 for "Low or moderate income housing".

A public hearing was held November 21, 2016. The public hearing notice appeared in the Arlington Advocate on October 20 and October 27, 2016.

#### **Materials submitted for consideration of this application:**

- Application for Special Permit in Accordance with Environmental Design Review, dated 10-13-2016.
- Impact Statement, 117 Broadway, Arlington, MA.
- Memo to Arlington Redevelopment Board from Jennifer Raitt, Secretary Ex Officio, EDR Docket #3520, 117 Broadway, dated November 7, 2016.
- Memo to Jennifer Raitt and Redevelopment Board members from Laura Wiener, Assistant Director of Planning Re. Additional information and clarifications for 117 Broadway and 19Rear Park Ave., dated November 7, 2016
- HCA's Transportation Demand Management Plan for Downing Square and 117 Broadway, submitted 11/17/2016.
- LEED 2009 for Neighborhood Development, 117 Broadway, 11/2/2016.
- Plans, 117 Broadway, Arlington, MA, Owner: Pam Hallett, Housing Corporation of Arlington, Architect: Davis Square Architects, dated November 21, 2016.
- Planting Plan, 117 Broadway, dated 11-11-16

In order to grant this Special Permit, the following criteria must be met.

**Section 10.11a-1** The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw. Mixed-Use is listed in the Table of Use Regulations (7.13) as an allowed use by Special Permit in the B4 zone. The Board finds that the proposal meets this standard.

**Section 10.11a-2** The requested use is essential or desirable to the public convenience or welfare.

The proposed structure will be an important anchor in the revitalization of Broadway, and the first mixed-use structure proposed under the new regulations. Mixed-use development can add residents and customers, and the retail on the ground floor will bring life to the street on Broadway. Mixed-use development responds to strong community feeling that people want to preserve and revitalize the business districts and upgrade commercial properties. In addition, there is significant demand for all types of affordable housing in Arlington. HCA will bring 14 units of varying sizes for rent to households at or below 60% of the area median income. The requested use is desirable to the public welfare.

**Section 10.11a-3** The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The Applicant has applied for a reduction in the parking requirement, which will result in fewer cars entering Broadway traffic. Under existing regulations, the parking requirement would be seventeen (17) for the retail space (1:300 sf) and twenty-one (21) for the residential units, for a total of thirty-eight (38) parking spaces, which would take up most of the lot area. The 45% reduction in parking will decrease traffic caused by the development, and will also trigger the requirement that the owner use Transportation Demand Management. The Board finds that this standard is met.

**Section 10.11a-4** The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The area is adequately supplied with water and sewer systems. Drainage will need to be reviewed by the Town Engineer, but does not appear to be a problem in the area. The Board finds this standard is met.

**Section 10.11a-5** Any special regulations for the use, set forth in Article 11 are fulfilled.

**EDR-1 Preservation of Landscape:** The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

There is currently no landscaping on the existing site, although there is a green, overgrown buffer at the back of the lot where it abuts Town-owned Thompson School and North Union Playground. A planting plan was submitted to the Board for review. A final landscaping plan will be reviewed by the Board prior to issuance of a Building Permit. The Board finds this standard is met.

**EDR-2 Relation of the Building to the Environment:** Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the

vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.

The scale and massing of this proposal are in keeping with what the Master Plan envisioned for this area along Broadway. Master Plan Recommendation #8 is to “promote development of higher value mixed-use building...on...Broadway”(p.43). Many of the lots in the area have small buildings and large parking lots which encourage vehicle traffic and discourage pedestrian activity. This site abuts a Town-owned playing field on Everett Street, and an underutilized and deteriorated commercial lot on Broadway. This building could encourage similar redevelopment on Broadway. The Board finds that the proposal meets this standard.

**EDR-3 Open Space:** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There is not a lot of open space on the lot, and none is required. The open space in front of the retail area along Broadway could become useable open space if any of the retail tenants choose to have sidewalk seating. The Board finds that the proposal meets this standard.

**EDR-4 Circulation:** With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Parking for the building will be accessed from a single driveway on Everett Street. Seventeen (17) spaces are provided in the rear of the lot. Bicycle parking is provided. The property is located on the #87 MBTA bus line and walking distance to the numerous buses with routes along Mass. Ave. The building is designed to minimize vehicle use. The existing sidewalk is deteriorated and will be improved as part of this development. The Board finds that the proposal meets this standard.

**EDR-5 Surface Water Drainage:** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 10.11,b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The property will provide an underground drainage system. Drainage plan still needs to be reviewed and approved by the Town Engineer. The Board finds that the proposal can meet this standard.

**EDR-6 Utilities Service:** Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

The utilities will be underground. The property will hook into the Town's sanitary sewage and solid waste disposal systems. The Board finds that the proposal meets this standard.

**EDR-7 Advertising Features:** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

Signage for the retail uses will be reviewed and approved by the Board as needed. The Board finds that the proposal meets this standard.

**EDR-8 Special Features:** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Trash and recycling storage will be located inside of the 117 Broadway building. There are no accessory structures on the site. A Lighting Plan will be reviewed and approved by the Board prior to issuance of a Building Permit. The Board finds that the proposal meets this standard.

**EDR-9 Safety:** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The building location on a corner will make it easily accessible for fire, police, and other emergency personnel and equipment. There are two entrances to the residential area, and up to five entrances for the commercial spaces. The sidewalk area in front of the retail space could become public open space if any of the retail tenants choose to have outdoor seating. The Board finds that the proposal meets this standard.



**EDR-10 Heritage:** With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The existing structure and lot are in deteriorated condition and are not now contributing to the architectural or historic integrity of the Broadway area. The existing building and property are not located on any local or state historic property listing. The proposed new building will be an improvement to the area. The Board finds that the proposal meets this standard.

**EDR-11 Microclimate:** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The proposed development will have an increase in lot coverage over the existing structure. However, the property abuts open space to the north, along Everett Street. It is not anticipated that the new development will increase temperature levels in the immediate environment. The Board may wish to request the developer to plant some street trees along the property, to diminish the any heat island effect. Two new street trees will be planted along Broadway. The Board finds that the proposal meets this standard.

**EDR-12 Sustainable Building and Site Design:** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The new building will include high-efficiency energy improvements, both appliances and heating systems. It is located close to existing infrastructure, near public transit, and will redevelop an existing site. It meets many LEED criteria, scoring 106 points out of 110, which would qualify for LEED Platinum. The Board finds this standard is met.

**Section 10.11a-6** The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

Mixed-use and affordable housing are both desired uses for the Town and in particular, for the Broadway corridor. It will improve the character of the corridor, and may spur future new development, commerce, and street life. The new retail spaces may also provide services for the surrounding residents. The Board finds that the proposal meets the criterion.

**Section 10.11a-7** The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

This structure will be the first mixed-use development in the area. The affordable housing is much needed; the fourteen (14) units are designed well and the density will not be detrimental to the neighborhood. The Board finds that the proposal meets this criterion.

## General Conditions

1. The final plans and specifications for the site, including all buildings, signs, exterior lighting, landscaping, bike parking locations and type of rack, and sidewalk materials and dimensions shall be subject to the approval of the Arlington Redevelopment Board prior to issuance of a Building Permit. The Board shall review and approve samples of exterior materials. Final plans and specifications shall include complete information concerning colors, materials, lighting and other features that comprise the details of the final design.
2. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development, and that proposed site drainage is adequate.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, including abutting sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. All exterior trash and storage areas on the property shall be properly screened and maintained in accordance with Article 30 of the Town Bylaws.
6. Trash and Recycling shall be picked up only on weekdays and only between the hours of 7:00 AM and 6:00 PM, Monday through Friday.
7. No final or permanent Certificate of Occupancy shall be issued until the project is completed in its final form and all conditions within this permit have been met.
8. Upon the issuance of the Building Permit, the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

## Special Conditions

1. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and shall replace and repair as necessary to remain in compliance with the approved site plan.
2. All utility work off site in public rights-of-way of the Town of Arlington shall be undertaken in accordance with the provisions of the Town Bylaws.
3. The Applicant shall show evidence of an agreement with Zipcar or provide an alternative TDM method prior to issuance of a final Certificate of Occupancy.

4. The Applicant shall continuously abide by the Transportation Demand Management (TDM) Plan dated November 17, 2016, in keeping with Section 8.01(a)(3) of the Zoning Bylaw. Applicant shall conduct a survey of residents and commercial employees six (6) months after the date of the Final Certificate of Occupancy, in order to determine a baseline mode split for the project (percentage of resident households and commercial employees using cars, bikes, transit or walking as their primary mode). The survey, which shall be provided to the Director of Planning and Community Development (hereinafter "the Director"), shall include questions to determine if additional resident households or employees could be using alternatives modes, and impediments to increasing non-vehicle travel to the site. One year from the date of the first report and annually thereafter, a similar report based on survey data shall be delivered to the Director. If vehicle usage is increased from the baseline report to an extent requiring reconsideration, owner shall work with the Director to reduce vehicle usage. Report to the Director shall include survey results, and the following additional information:
  - a. Number of households with one or more cars parked on the site.
  - b. Number of households with bikes on the site.
  - c. Incentives provided to resident households and/or commercial employees by the Applicant, and actual usage of incentives (i.e. how many bicycles are usually parked on-site, how many transit passes are purchased, and how much subsidy is provided)
  - d. If subsidies are being provided to resident households, how many and of what type.
5. TDM plan shall include provision that commercial leases require commercial tenants to provide incentives for reduced employee car use.
6. TDM plan shall include in Section 5. bicycle parking for retail customers.

# Unofficial Property Record Card - Arlington, MA

## General Property Data

Parcel ID 060.0-0005-0011.D  
 Prior Parcel ID 40002 --  
 Property Owner HOUSING CORP OF ARLINGTON

Account Number 40002

Mailing Address 252 MASSACHUSETTS AVENUE

Property Location 19 R PARK AVE

Property Use Apts. 8 Plus

Most Recent Sale Date 8/25/2016

Legal Reference 67880-1

City ARLINGTON

Grantor GATELY GEORGE W JR &

Mailing State MA Zip 02474

Sale Price 1,420,000

ParcelZoning R7

Land Area 0.880 acres

## Current Property Assessment

Card 1 Value Building Value 0

Xtra Features Value 0

Land Value 990,000

Total Value 990,000

## Building Description

Building Style  
 # of Living Units 1  
 Year Built 1955  
 Building Grade Average. (-)  
 Building Condition Delapitated  
 Finished Area (SF) 0  
 Number Rooms 0  
 # of 3/4 Baths 0

Foundation Type Conc. Block  
 Frame Type Steel  
 Roof Structure Gable  
 Roof Cover Asphalt Shgl  
 Siding Conc. Block  
 Interior Walls Minimul  
 # of Bedrooms 0  
 # of 1/2 Baths 1

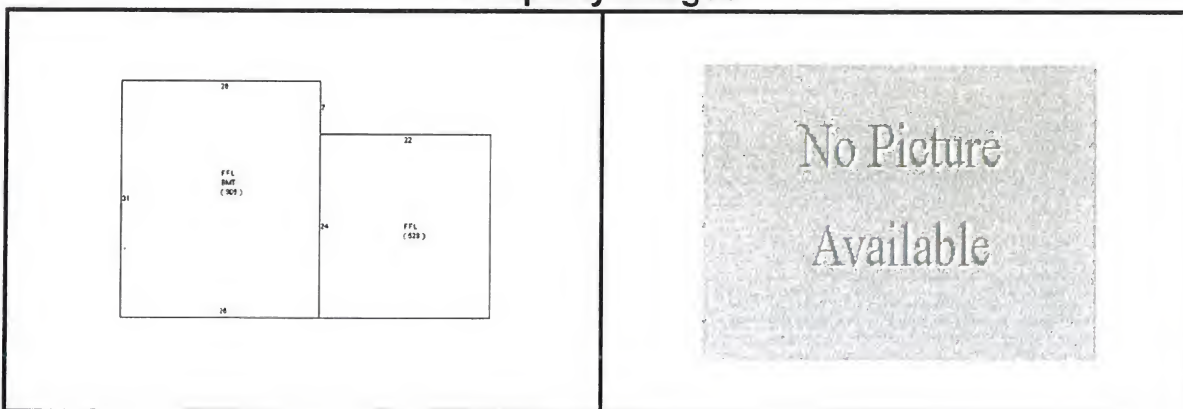
Flooring Type Concrete  
 Basement Floor Concrete  
 Heating Type Unit Heaters  
 Heating Fuel Oil  
 Air Conditioning 0%  
 # of Bsmt Garages 0  
 # of Full Baths 0  
 # of Other Fixtures 0

## Legal Description

## Narrative Description of Property

This property contains 0.880 acres of land mainly classified as Apts. 8 Plus with a(n) style building, built about 1955 , having Conc. Block exterior and Asphalt Shgl roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

# Unofficial Property Record Card - Arlington, MA

## General Property Data

Parcel ID 038.0-0002-0009.0  
 Prior Parcel ID 25350 --  
 Property Owner HOUSING CORP OF ARLINGTON

Account Number 25350

Mailing Address 20 ACADEMY STREET

Property Location 117 BROADWAY  
 Property Use Restaur/Bar  
 Most Recent Sale Date 9/15/2014  
 Legal Reference 64233-186  
 Grantor SACCO RICHARD A TR,  
 Sale Price 995,000  
 Land Area 0.248 acres

City ARLINGTON  
 Mailing State MA Zip 02474  
 ParcelZoning B4

## Current Property Assessment

Card 1 Value Building Value 175,300 Xtra Features Value 5,400 Land Value 567,300 Total Value 748,000

## Building Description

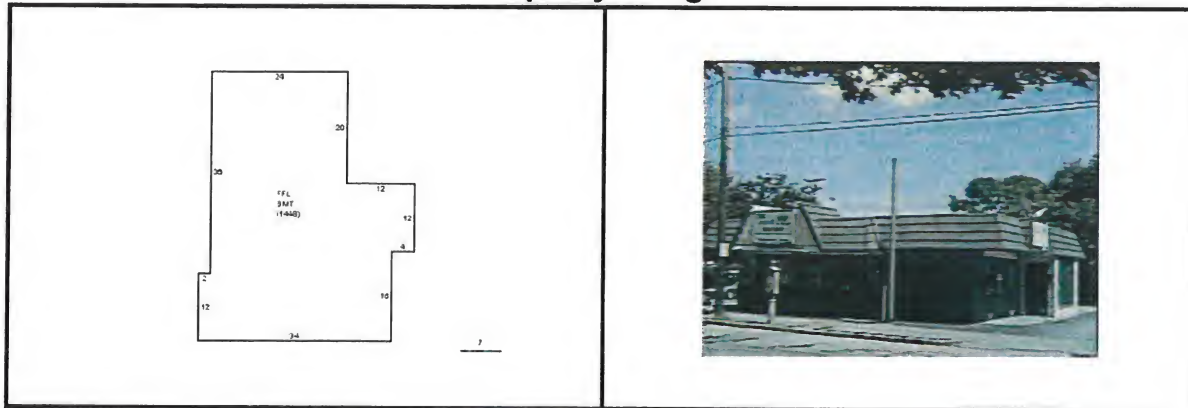
Building Style Restaurant	Foundation Type Concrete	Flooring Type Carpet
# of Living Units 1	Frame Type Wood	Basement Floor Concrete
Year Built 1952	Roof Structure Flat	Heating Type Forced H/Air
Building Grade Average (+)	Roof Cover Tar & Gravel	Heating Fuel Gas
Building Condition Good	Siding Vinyl	Air Conditioning 100%
Finished Area (SF) 1448	Interior Walls Drywall	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 0

## Legal Description

## Narrative Description of Property

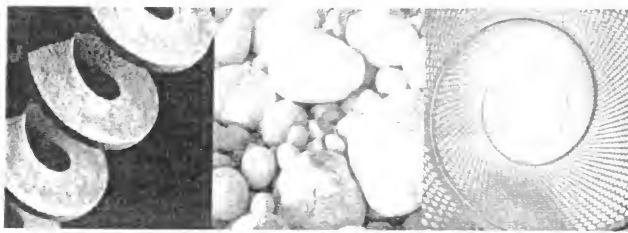
This property contains 0.248 acres of land mainly classified as Restaur/Bar with a(n) Restaurant style building, built about 1952 , having Vinyl exterior and Tar & Gravel roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.





Consulting  
Engineers and  
Scientists

## Phase I Environmental Site Assessment

19R Park Avenue, Arlington, Massachusetts

**Submitted to:**

Housing Corporation of Arlington  
20 Academy Street, Suite G-11  
Arlington, MA 02476

**Submitted by:**

GEI Consultants, Inc.  
400 Unicorn Park Drive  
Woburn, MA 01801  
781-721-4000

August 11, 2016

Project 160908-0



Ryan S. Hoffman, P.G., LSP  
Environmental Division Manager

Ileen S. Gladstone, P.E., LSP, LEED AP  
Senior Vice President

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SMT/CMM/RSR/ISG:jam

B Working HOUSING CORPORATION OF ARLINGTON 1609080 - 19R PARK AVENUE ASTM PHASE I ESA 01\_ADMIN Phase I ESA 19R Park Ave Phase I ESA\_DRAFT 08-11-2016.docx

## Executive Summary

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GEI Consultants, Inc. has completed an ASTM Phase I Environmental Site Assessment (ESA), on behalf of the Housing Corporation of Arlington (HCA) for the property located at 19R Park Avenue, Arlington, Massachusetts (the Property). This ESA is an update to the Phase I and II ESA that we prepared on February 25, 2014. As part of that ESA, we identified and evaluated four recognized environmental conditions (RECs) and had concluded that additional assessment of the RECs was necessary.

### Recognized Environmental Conditions (RECs)

Based on our evaluation of current Property conditions, and our review of available Property records, we identified the same four RECs, defined as evidence of a past, current, or future potential release of oil or hazardous material (OHM), at the Property. The RECs are summarized below:

- The southern portion of the current Property was historically occupied by a community garage, a welding shop, an automotive shop, and a scrap yard. The community garage began operating in approximately 1924. The other uses began operating in about 1955 and ceased operation in about 2004. The scrap yard stored various automobile and truck parts, radiators, batteries, and other types of scrap metal. We identified significant contamination at the Property during our ASTM Phase II investigations in 2013 associated with some or all of these historic uses.
- Based on previous subsurface investigations conducted by others, the southern portion of the Property has been identified as a Massachusetts Department of Environmental Protection (MassDEP) disposal site (the Site; Release Tracking Number [RTN] 3-24864). Soil and groundwater on the southern portion of the current Property have been contaminated by historic operations. Lead and polychlorinated biphenyls (PCBs) are present in soil at significant concentrations. Chlorinated solvents including tetrachlorethylene and trichloroethylene are present in soil in some locations that exceed the applicable Massachusetts soil cleanup standards. Degradation byproducts including 1,2-dichloroethylene (cis and trans) and vinyl chloride are present in groundwater in some locations at concentrations that exceed Massachusetts groundwater cleanup standards.

The Site currently has a Temporary Solution (previously known as a Class C-2 Response Action Outcome [RAO]) under the Massachusetts Contingency Plan (MCP). In-situ treatment of lead-contaminated soils was performed to reduce leachable lead concentrations and allow for non-hazardous soil disposal alternatives. Remediation of PCB-contaminated soils will need to be performed in accordance



with Toxic Substances Control Act (TSCA) regulations. The fence surrounding the Site needs to be maintained to restrict access to the contaminated soils at the surface.

- A cesspool was reportedly historically used by the abutting gas station at 19 Park Avenue. The exact location of the cesspool is unknown but was believed to be located behind the gas station building, somewhere near or on the boundary with the subject Property. Based on our groundwater contours collected during our ASTM Phase II investigations in 2013, the Citgo service station is located cross and downgradient of the Property.
- The abutting gas station at 19 Park Avenue has the potential to affect conditions at the Property. The service station has been historically occupied by a gasoline filling station since at least 1927 and is still in use currently. Based on our groundwater contours collected during our ASTM Phase II investigations in 2013, the Citgo service station is located cross and downgradient of the Property.

#### **Historic Recognized Environmental Conditions (HRECs)**

We did not identify HRECs, defined as a past release of OHM that has achieved regulatory closure without the use of required controls or conditions (e.g. Activity and Use Limitations [AULs], engineering controls, etc.), at the Property.

#### **Controlled Recognized Environmental Conditions (CRECs)**

We did not identify CRECs, defined as a past release of OHM that has achieved regulatory closure with the use of required controls or conditions (e.g. AULs, engineering controls, etc.), at the Property.

In addition to the RECs identified above, we also observed one drum with unknown contents during our Site reconnaissance in July 2016. The 20-gallon drum was located directly adjacent to the Citgo gas station. The drum is contained in a trash barrel. No staining or spills were observed on the ground surrounding the drum. We recommend that this drum be removed as soon as practical.

List of Environmental Reports for Downing Square, 19R Park Ave as of 12-4-2017

- Phase I & II
- Phase I updated 08-2016
  
- Estimated Environmental Cleanup Costs  
Downing Square, 19R Park Avenue Arlington,  
Massachusetts  
  
GEI Project 1329100
  
- Environmental Map showing concentrations
- Environmental Maps showing detailed concentrations at each level
- GEI Next Steps Memo
- GEI Plan Outline
- Memo to Conservation Commission regarding requested additional data
- **MassDEP RTN 3-24864**  
Periodic Review Opinion and  
Post-Temporary Solution Status  
Report  
19 Rear Park Avenue, Arlington, Massachusetts
  
- Initial Public Involvement  
19R rear Park Ave  
Mass DEP RTN 3-24864
  
- Certified letters to all petitioners
- Draft Conservation Commission Permit and Variance



## Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

### MEMO

To: Nathaniel Stevens, Chair  
Conservation Commission  
11 Montrose Ave  
Arlington MA 02474

AND  
Lela Shepherd  
Dept. of Planning  
Arlington, MA.

From: Pamela Hallett, Executive Director, Housing Corporation of Arlington

Date: November 6<sup>th</sup>

RE: Submittal to the Conservation Commission for hearing on November 16<sup>th</sup>, 2017 regarding  
19R Park Ave

I am providing by hand delivery the following documents :

- Survey dated March 12, 2004 showing existing buildings on site;
- GEI Property Plan dated August 2016 showing current foundations on site;
- Site Plan sheet #2 from GZA dated Feb 2009;
- PCB In Soil Plan from GZA dated May 7, 2009;
- Memo dated Oct 19, 2015 from GEI to HCA regarding cleanup costs;
- Undated memo from GEI regarding no written cleanup plan yet;
- DEP Transaction Copy of BWSC107 Tier Classification Form dated 4-4-2017;
- Scope of Work for TSCS PCB Characterization from GEI to HCA dated May 9, 2017;
- Periodic Review Opinion and Post-Temporary Solution Status Report dated July 28<sup>th</sup>, 2017;

In addition, I am delivering a copy of the Phase I and II reports dated February 25<sup>th</sup>, 2014 and the updated Phase I dated August 11, 2016 to only Lela Shepherd.



## Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

### MEMO

To: Nathaniel Stevens, Chair  
Conservation Commission  
11 Montrose Ave  
Arlington MA 02474

AND  
Lela Shepherd  
Dept. of Planning  
Arlington, MA.

From: Pamela Hallett, Executive Director, Housing Corporation of Arlington

Date: November 7<sup>th</sup>, 2017

RE: Submittal to the Conservation Commission for hearing on November 16<sup>th</sup>, 2017 regarding  
19R Park Ave

I am providing by hand delivery the following documents:

- Maps showing the results of the new soil samples taken summer 2017.
- The description of the depth of the samples in each map is in the lower right hand.
- The colors correspond to the legend in the lower left hand of each map explaining the level of pcb contamination.

19 PARK AVENUE  
ARLINGTON, MASSACHUSETTS

AUGUST 28, 2017

REVISED: OCTOBER 11, 2017

OWNER

Housing Corporation of Arlington  
252 Massachusetts Avenue  
Arlington, MA 02474

## CIVIL ENGINEER

Devellis Zrein Inc.  
P.O. Box 307  
Foxborough, MA 02035  
508.473.4114

## PROIANIŠT

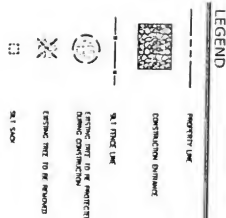
## LIST OF DRAWINGS

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C-1	Erosion and Sedimentation Control Plan
C-2	Layout and Materials Plan
C-3	Grading and Drainage Plan
C-4	Planting Plan
C-5	Detail Sheet
	Detail Sheet



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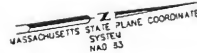
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19R PARK AVENUE  
ARLINGTON, MA

11.02.17	PRIN COB COU CNUA/NITS
10.11.17	MSC BRADON

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19R PARK AVENUE  
ARLINGTON, MA

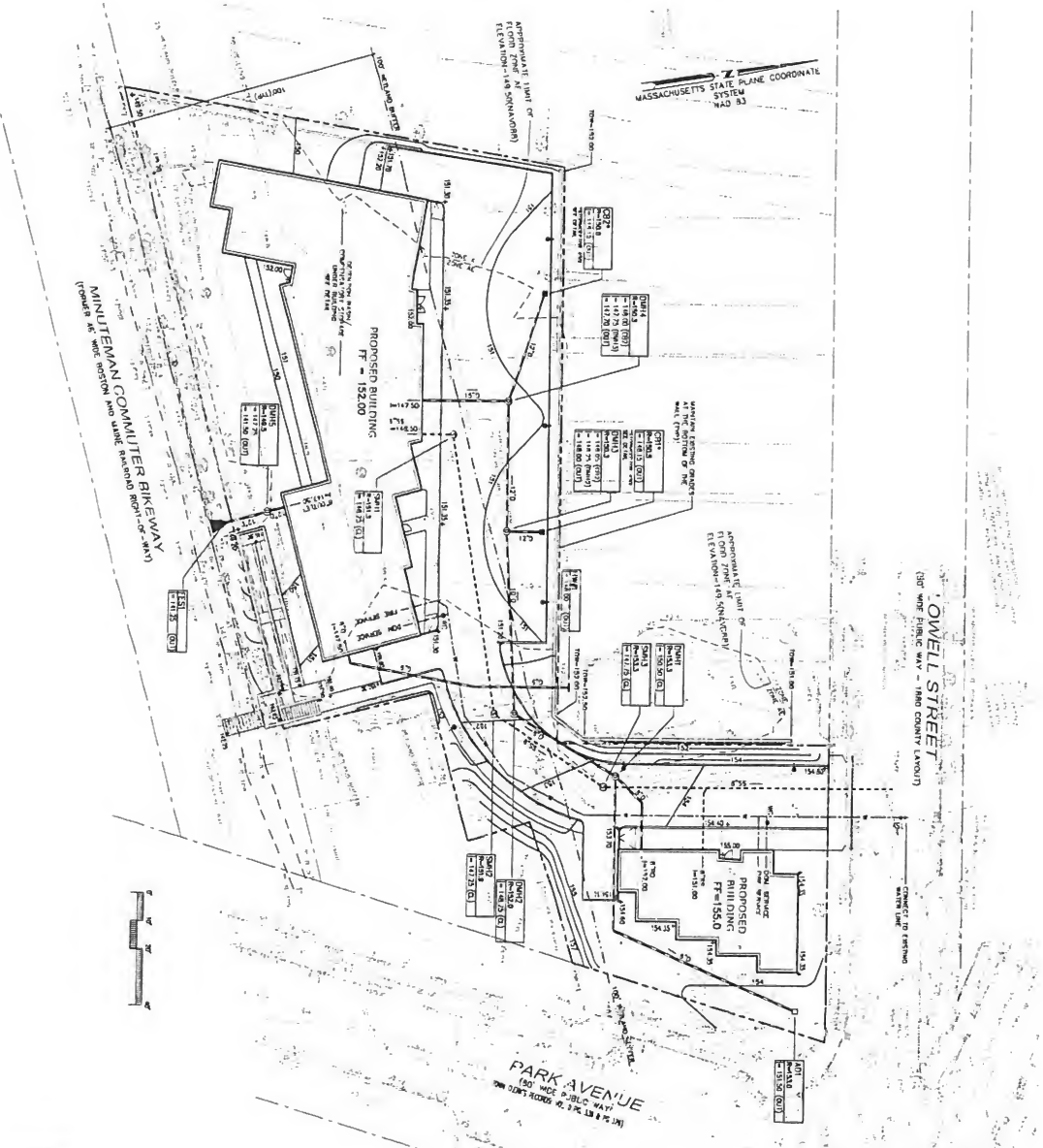
PRIORITY LIST  
 SIF 1 (SOTING)  
 WAH WAH YIP  
 CHANG CHANG  
 HONG THIE CF  
 FELAN CONN BA  
 FENG CHU YI THIE  
 TRAN THIE CH  
 TRAN THIE CH  
 LAU THIE APP ABAT  
 BAK THIE CHEN  
 APP BAU  
 FENG B  
 LAU THIE CHU  
 GAW CHIE THP  
 CHIE THIE CHAN

## LAYOUT AND MATERIALS PLAN

[illegible]

# GRADING AND UTILITY NOTES

1. FILLING GRADING INFORMATION IS PROVIDED FROM THE SURVEY REPORT BY THE ENGINEER, DATED OCTOBER 22, 2013, AND REVISED OCTOBER 22, 2013.
2. THE GRADING SHALL BE ACCORDING TO THE SURVEY REPORT, AND NOT TO THE GRADING INFORMATION PROVIDED BY THE ENGINEER, DATED OCTOBER 22, 2013, AND REVISED OCTOBER 22, 2013.
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17. THE GRADING SHALL BE ACCORDING TO THE SURVEY REPORT, AND NOT TO THE GRADING INFORMATION PROVIDED BY THE ENGINEER, DATED OCTOBER 22, 2013, AND REVISED OCTOBER 22, 2013.
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19. THE GRADING SHALL BE ACCORDING TO THE SURVEY REPORT, AND NOT TO THE GRADING INFORMATION PROVIDED BY THE ENGINEER, DATED OCTOBER 22, 2013, AND REVISED OCTOBER 22, 2013.
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22. THE GRADING SHALL BE ACCORDING TO THE SURVEY REPORT, AND NOT TO THE GRADING INFORMATION PROVIDED BY THE ENGINEER, DATED OCTOBER 22, 2013, AND REVISED OCTOBER 22, 2013.
23. THE GRADING SHALL BE ACCORDING TO THE SURVEY REPORT, AND NOT TO THE GRADING INFORMATION PROVIDED BY THE ENGINEER, DATED OCTOBER 22, 2013, AND REVISED OCTOBER 22, 2013.



## DOWNING SQUARE

19R PARK AVENUE  
ARLINGTON, MA

### GRADING AND UTILITY LEGEND

1	PROPOSED BUILDING
2	PROPOSED PARKING LOT
3	PROPOSED DRIVEWAY
4	PROPOSED SIDEWALK
5	PROPOSED CURB
6	PROPOSED ELEVATION
7	PROPOSED DRAINAGE
8	PROPOSED UTILITY
9	PROPOSED ELEVATION
10	PROPOSED DRAINAGE
11	PROPOSED UTILITY
12	PROPOSED ELEVATION
13	PROPOSED DRAINAGE
14	PROPOSED UTILITY
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95	PROPOSED UTILITY
96	PROPOSED ELEVATION
97	PROPOSED DRAINAGE
98	PROPOSED UTILITY
99	PROPOSED ELEVATION
100	PROPOSED DRAINAGE

DeVellis Zrein Inc.

### GRADING AND DRAINAGE PLAN

C-2

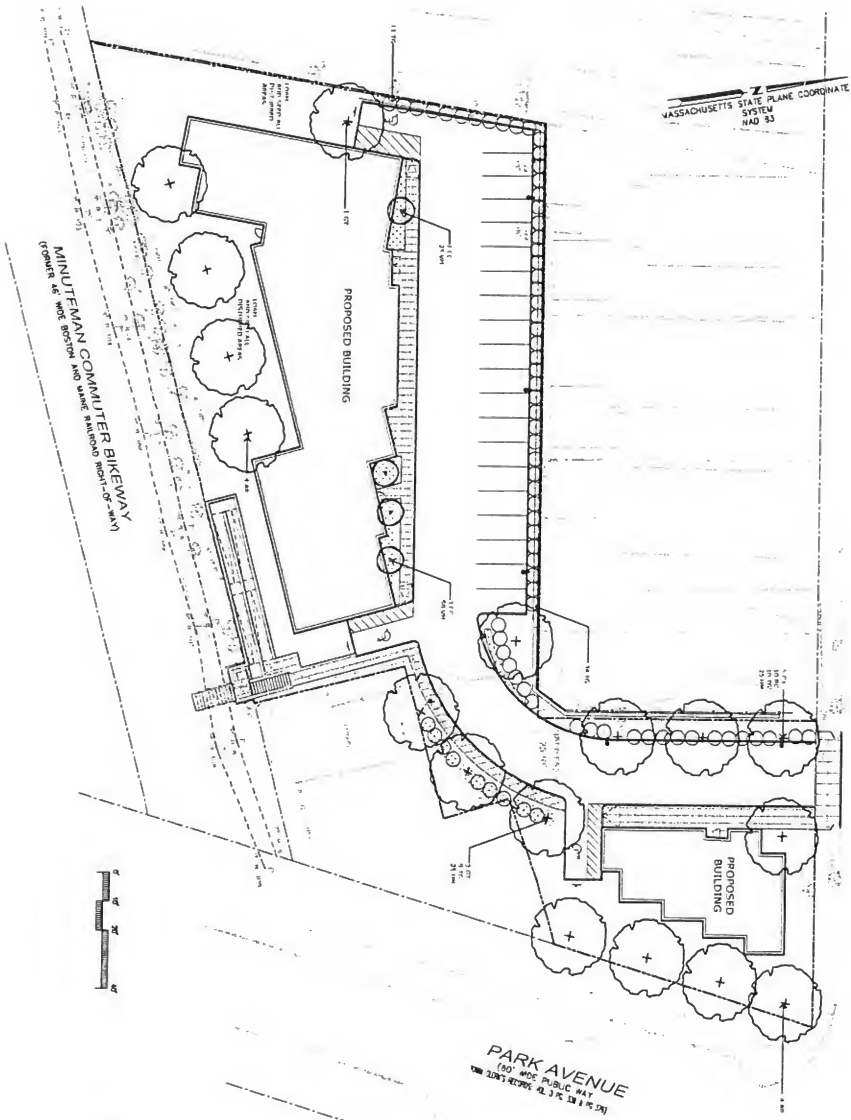
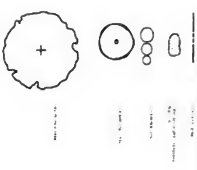
# PLANTING NOTES

1. PLANTING CONTRACTOR TO BE RESPONSIBLE FOR THE PROVISION OF ALL PLANTING MATERIALS AND LABOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PLANTING MATERIALS AND LABOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PLANTING MATERIALS AND LABOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PLANTING MATERIALS AND LABOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PLANTING MATERIALS AND LABOR.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PLANTING MATERIALS AND LABOR.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PLANTING MATERIALS AND LABOR.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL PLANTING MATERIALS AND LABOR.

# PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	S/E	COMMENT
1	ACER RUBRA	RED BARKED MAPLE	8	1-1 1/2" CAL.	
2	QUERCUS ROBUR	COMMON OAK	8	1-1 1/2" CAL.	
3	PRUNUS SP.	CHERRY	3	1-1 1/2" CAL.	
4	HYDRANGEA SP.	HYDRANGEA	10	1-1 1/2" CAL.	
5	IRIS SP.	IRIS	10	1-1 1/2" CAL.	
6	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
7	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
8	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
9	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
10	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
11	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
12	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
13	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
14	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
15	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
16	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	
17	HELMINTHOSIS SP.	HELMINTHOSIS	10	1-1 1/2" CAL.	

# PLANTING LEGEND



# DOWNING SQUARE

19R PARK AVENUE  
ARLINGTON, MA

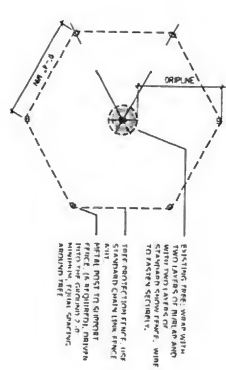
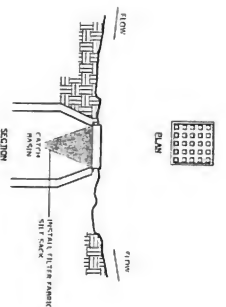
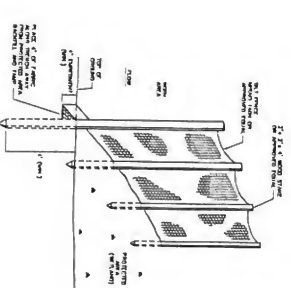
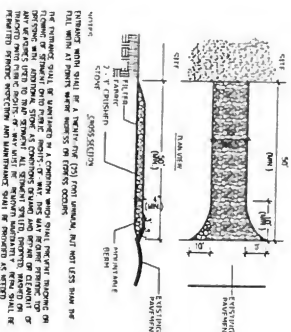
DeVellis Zrein Inc.

# PLANTING PLAN

C-3

# DOWNING SQUARE

19R PARK AVENUE  
ARLINGTON, MA

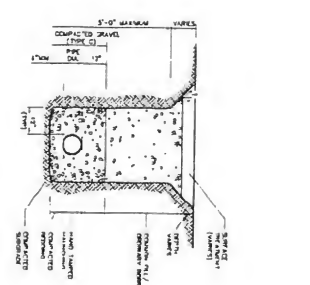
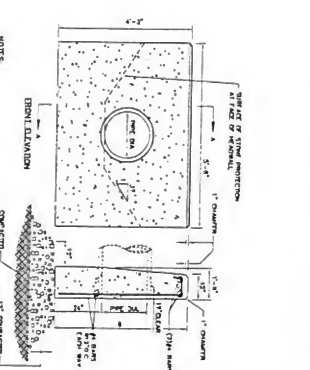
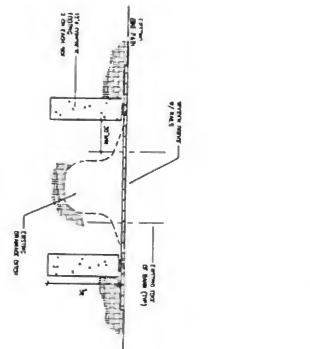
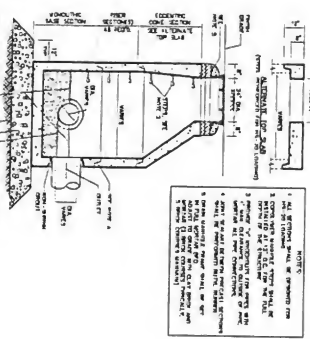
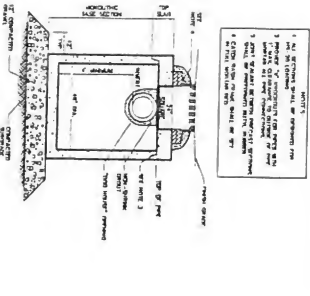


## STABILIZED CONSTRUCTION ENTRANCE

## SILT FENCE DETAIL

## CATCH BASIN SILT SACK

## TREE PROTECTION DETAIL



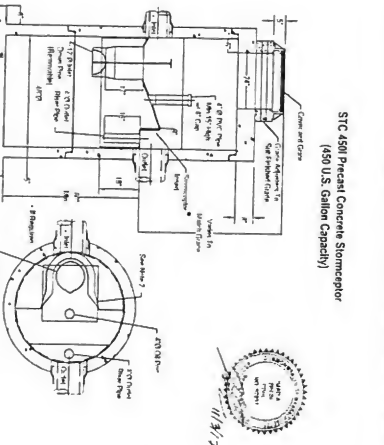
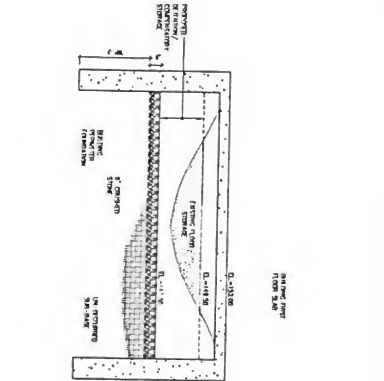
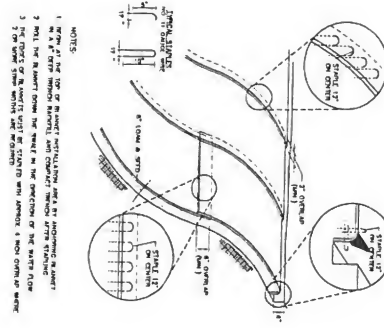
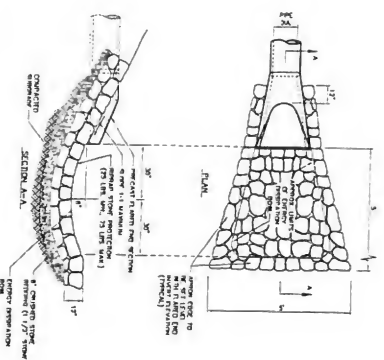
## CATCH BASIN W/ SHALLOW COVER (CB)

## DRAIN MANHOLE (DMH)

## BROOK CROSSING DETAIL

## CONCRETE HEADWALL

## UTILITY TRENCH



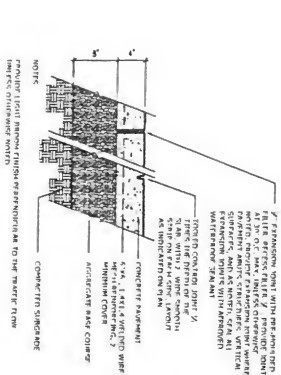
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10/1/17	DEV	DEV
10/1/17	DEV	DEV
10/1/17	DEV	DEV

C-4

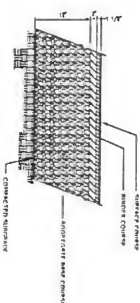


# MMAS Art Center at Great Woods

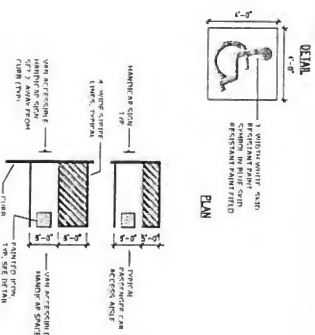
888 South Main St.  
Mansfield, MA



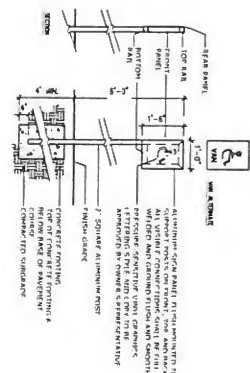
CEMENT CONCRETE SIDEWALK



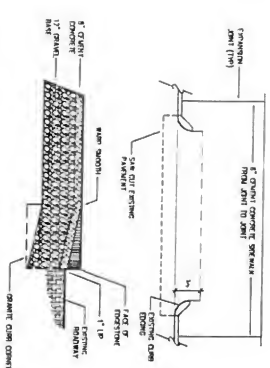
BITUMINOUS CONCRETE PAVEMENT



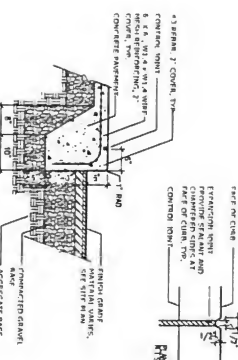
HANDICAP PARKING LAYOUT AND SIGN



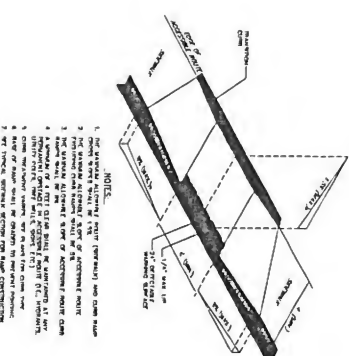
HANDICAP PARKING SIGN



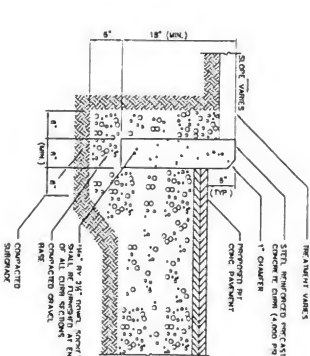
DRIVEWAY APRON



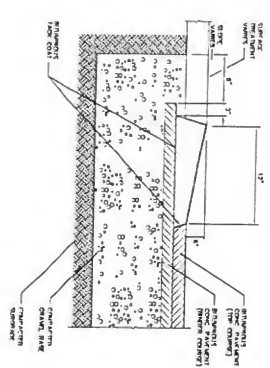
MONOLITHIC CONCRETE CURB



ACCESSIBLE CURB RAMP



CONCRETE CURB

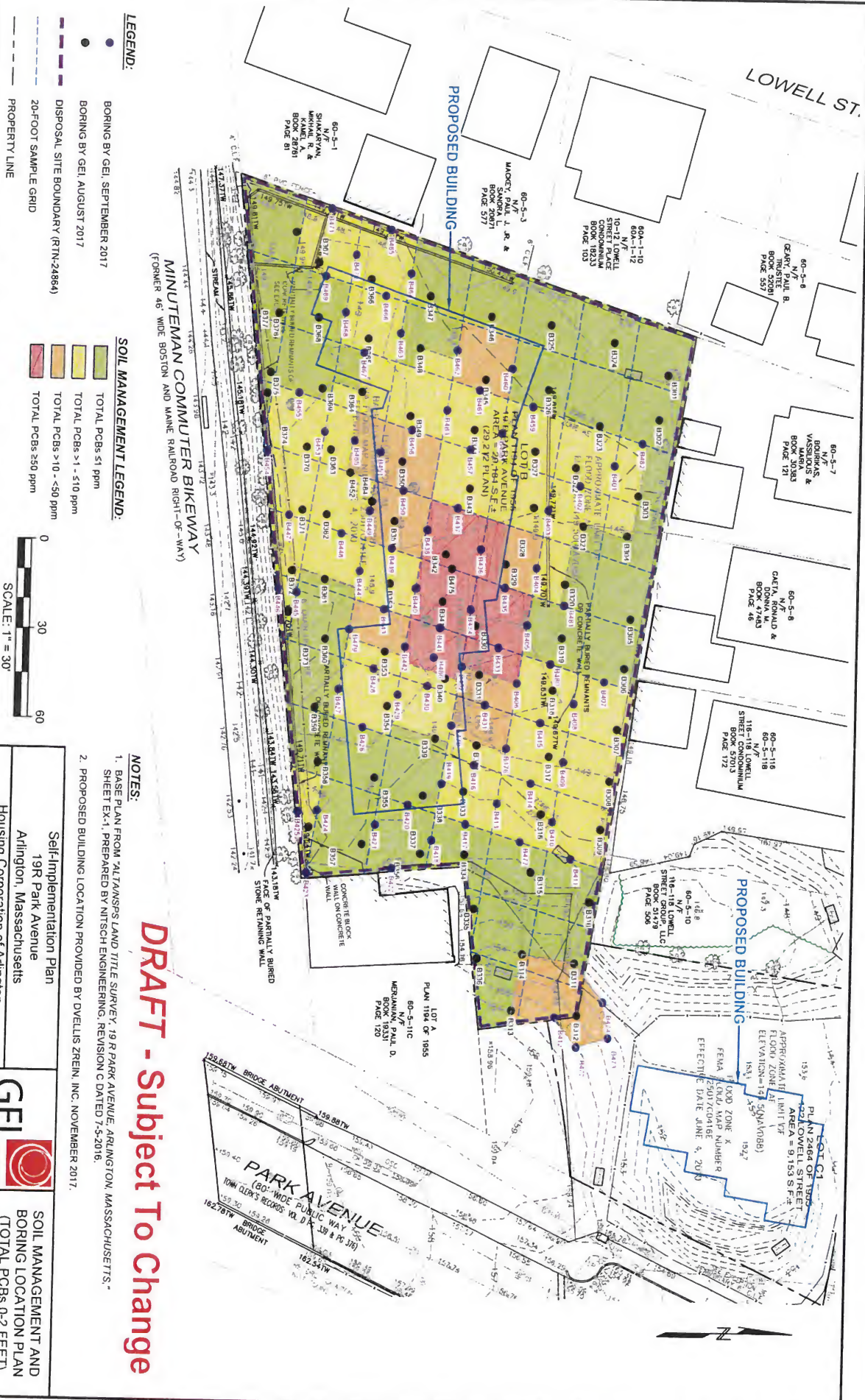


CAPE COD BERM

## SITE DETAIL SHEET

DATE	05/01/00
BY	JMK/11
FILE	174-0
SHEET	
CHANGES	11/1/1
C-5	

**DZ**  
DeVellis Zrein Inc.  
1111 Main Street  
Mansfield, MA 01920  
508-338-1111



**DRAFT - Subject To Change**

- LEGEND:**
- BORING BY GEI, SEPTEMBER 2017
  - BORING BY GEI, AUGUST 2017
  - DISPOSAL SITE BOUNDARY (RTN-24864)
  - 20-FOOT SAMPLE GRID
  - PROPERTY LINE

- SOIL MANAGEMENT LEGEND:**
- TOTAL PCBs < 1 ppm
  - TOTAL PCBs > 1 - < 10 ppm
  - TOTAL PCBs > 10 - < 50 ppm
  - TOTAL PCBs ≥ 50 ppm
- 0 30 60  
SCALE: 1" = 30'

**NOTES:**

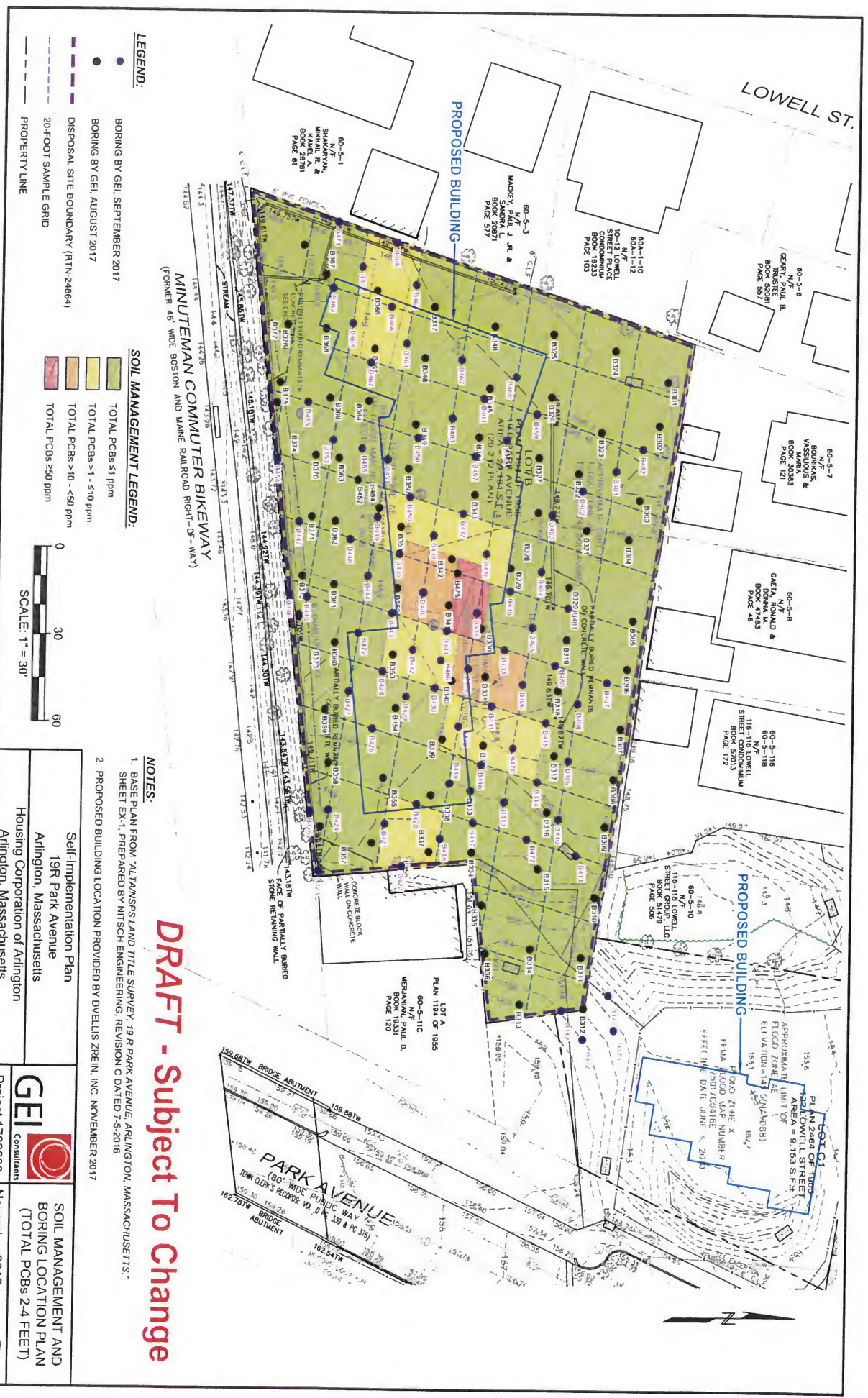
1. BASE PLAN FROM 241 TAMSPO LAND TITLE SURVEY, 19 R PARK AVENUE, ARLINGTON, MASSACHUSETTS. SHEET EX-1, PREPARED BY NITSCH ENGINEERING, REVISION C DATED 7-5-2016.
2. PROPOSED BUILDING LOCATION PROVIDED BY DWELLS GREEN, INC. NOVEMBER 2017.

Self-Implementation Plan  
19R Park Avenue  
Arlington, Massachusetts  
Housing Corporation of Arlington  
Arlington, Massachusetts

**GEI** Consultants  
Project 1703090 November 2017

**SOIL MANAGEMENT AND BORING LOCATION PLAN (TOTAL PCBs 0-2 FEET)**





**DRAFT - Subject To Change**

- LEGEND:**
- BORING BY GEI, SEPTEMBER 2017
  - BORING BY GEI, AUGUST 2017
  - DISPOSAL SITE BOUNDARY (RTN-24804)
  - 20-FOOT SAMPLE GRID
  - PROPERTY LINE
- SOIL MANAGEMENT LEGEND:**
- TOTAL PCBs < 51 ppm
  - TOTAL PCBs > 1 - < 510 ppm
  - TOTAL PCBs > 10 - < 50 ppm
  - TOTAL PCBs > 50 ppm
- 0 30 60  
SCALE: 1" = 30'

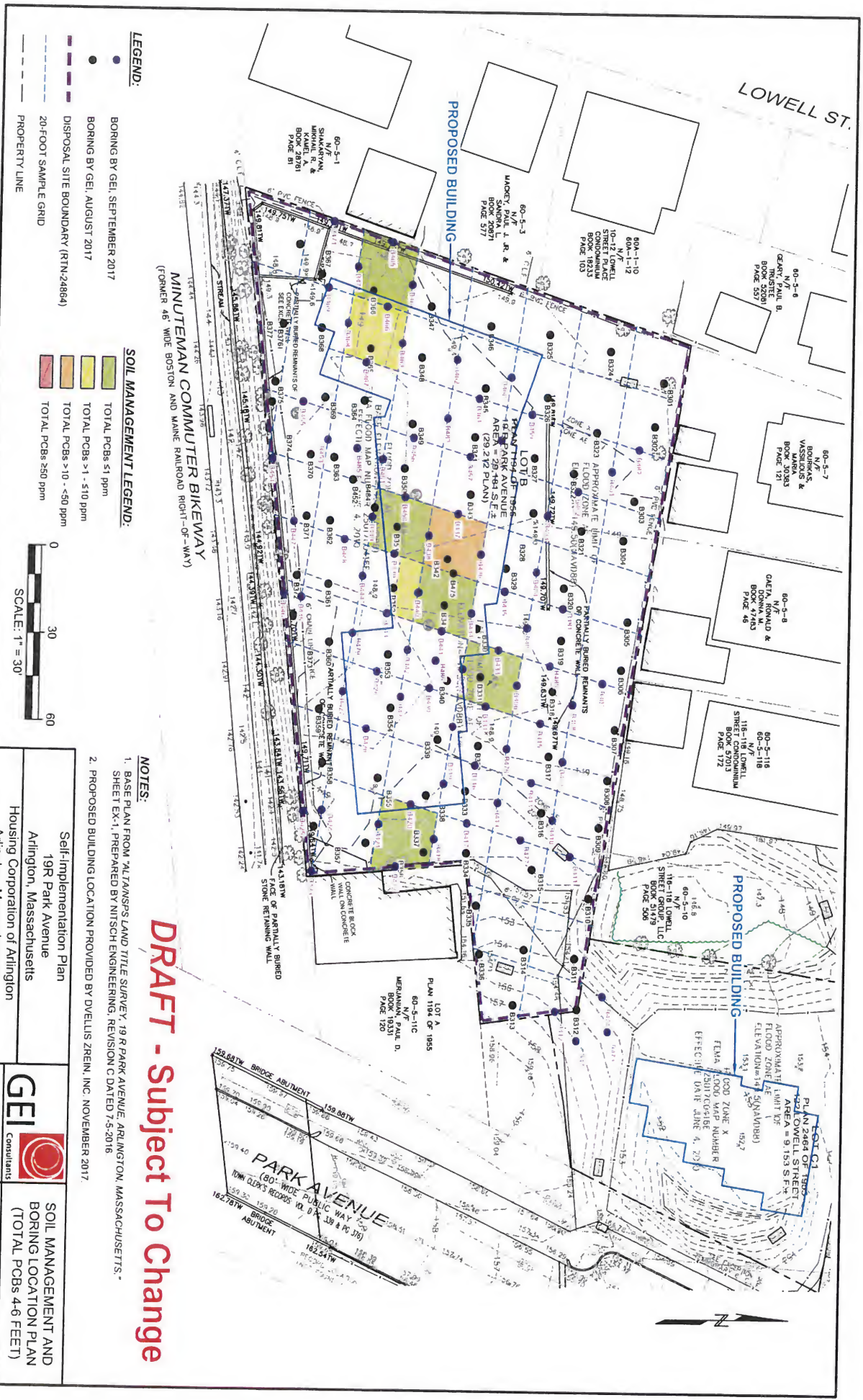
**NOTES:**

1. BASE PLAN FROM "ALTANSAPS LAND TITLE SURVEY, 19 R PARK AVENUE, ARLINGTON, MASSACHUSETTS," SHEET EX-1, PREPARED BY NITSCH ENGINEERING, REVISION C DATED 7-5-2016
2. PROPOSED BUILDING LOCATION PROVIDED BY DVELLIS ZREIN, INC. NOVEMBER 2017

Self-Implementation Plan 19R Park Avenue Arlington, Massachusetts Housing Corporation of Arlington Arlington, Massachusetts	<b>GEI</b> Consultants	SOIL MANAGEMENT AND BORING LOCATION PLAN (TOTAL PCBs 2.4 FEET)
Project 1703090	November 2017	Fig. 4

B. Working HOUSING CORPORATION OF ARLINGTON 1703090 Drawing Square Environmental 000\_CAD figures 06/17/2019 04:4





**DRAFT - Subject To Change**



# DRAFT - Subject To Change

- LEGEND:**
- BORING BY GEI, SEPTEMBER 2017
  - BORING BY GEI, AUGUST 2017
  - DISPOSAL SITE BOUNDARY (RTN-24864)
  - 20-FOOT SAMPLE GRID
  - PROPERTY LINE

- SOIL MANAGEMENT LEGEND:**
- TOTAL PCBs ≤1 ppm
  - TOTAL PCBs >1 - ≤10 ppm
  - TOTAL PCBs >10 - <50 ppm
  - TOTAL PCBs ≥50 ppm
- 0 30 60  
SCALE: 1" = 30'

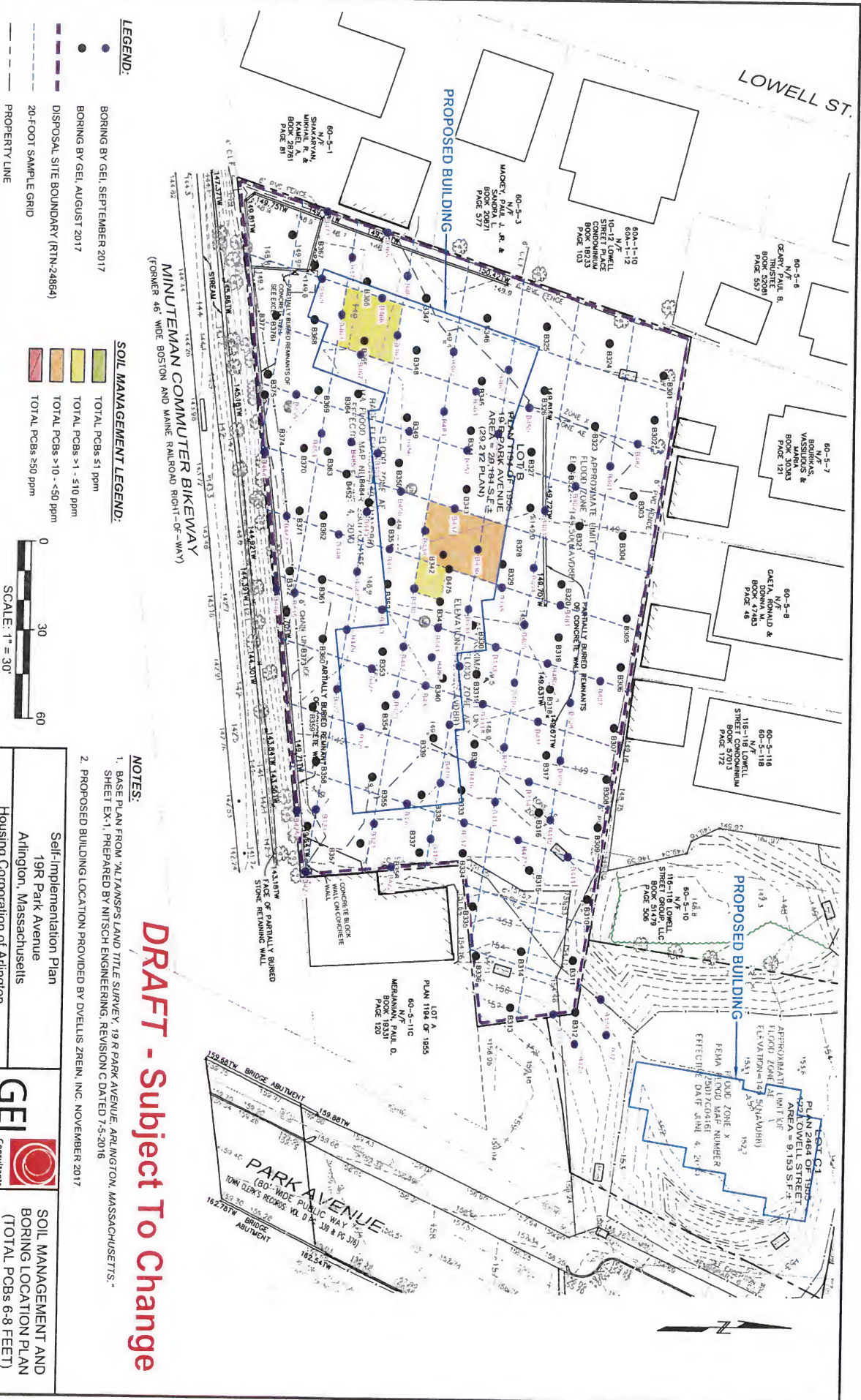
## NOTES:

1. BASE PLAN FROM "ALTRANS LAND TITLE SURVEY, 19 R PARK AVENUE, ARLINGTON, MASSACHUSETTS," SHEET EX-1, PREPARED BY NITSCH ENGINEERING, REVISION C DATED 7-5-2016
2. PROPOSED BUILDING LOCATION PROVIDED BY DVELLIS ZREIN, INC. NOVEMBER 2017

Self-Implementation Plan  
19 R Park Avenue  
Arlington, Massachusetts  
Housing Corporation of Arlington  
Arlington, Massachusetts



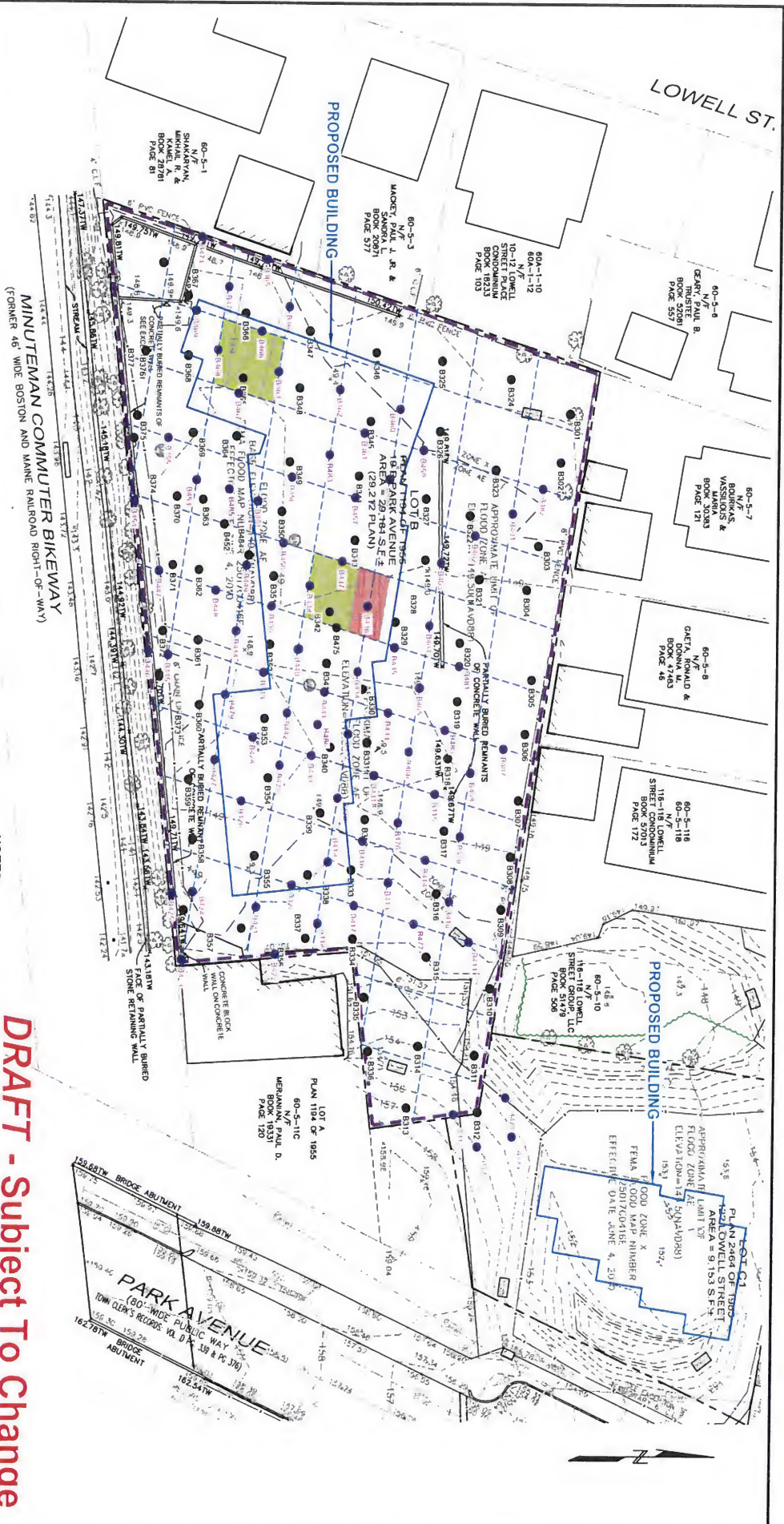
SOIL MANAGEMENT AND  
BORING LOCATION PLAN  
(TOTAL PCBs 6-8 FEET)






- LEGEND:**
- BORING BY GEI, SEPTEMBER 2017
  - BORING BY GEI, AUGUST 2017
  - DISPOSAL SITE BOUNDARY (RTN-24864)
  - 20-FOOT SAMPLE GRID
  - PROPERTY LINE

- SOIL MANAGEMENT LEGEND:**
- TOTAL PCBs ≤1 ppm
  - TOTAL PCBs >1 - ≤10 ppm
  - TOTAL PCBs >10 - <50 ppm
  - TOTAL PCBs ≥50 ppm
- SCALE: 1" = 30'



**DRAFT - Subject To Change**

- NOTES:**
1. BASE PLAN FROM '92 TRANSFERS LAND TITLE SURVEY, 19 PARK AVENUE, ARLINGTON, MASSACHUSETTS. SHEET EX-1, PREPARED BY NITSCHE ENGINEERING, REVISION C DATED 7-5-2016
  2. PROPOSED BUILDING LOCATION PROVIDED BY DVELLIS ZREIN, INC. NOVEMBER 2017

Self-Implementation Plan 19R Park Avenue Arlington, Massachusetts Housing Corporation of Arlington Arlington, Massachusetts		SOIL MANAGEMENT AND BORING LOCATION PLAN (TOTAL PCBs 8-10 FEET)
Project 1703090	November 2017	Fig. 7